

COUNCILLOR REPRESENTATION

Ms Maria Seale
Principle Planning Officer.
Brighton and Hove City Council.
Hove Town Hall
Norton Road,
HOVE BN3 3BQ

3rd April 2017

Dear Ms Seale,

Planning Application No. BH2017/00338 39-41 Withdean Road, Brighton. Extension to Skyframe (Retrospective)

We are writing in our capacity as elected members for Withdean Ward to oppose application BH2017/00338. We also previously opposed application BH2016/00803 on behalf of residents living close by to the application location who have contacted us to explain their concerns about serious overdevelopment of this site. We also consider that this application as described above constitutes a serious overdevelopment of the site which will impact negatively on a number of immediately neighbouring properties, in particular the serious overpowering and overlooking of a number of properties to the east and lower part of Withdean Road. We believe this constitutes a very serious amount of overlooking which contravenes Policy QD27 of the Brighton and Hove Local Plan 2005.

That was turned down in June 2016 by committee citing that there would be serious loss of amenity for neighbouring properties, particularly No 49 Withdean Road, under QD27 and the plot would be over developed contrary to policy CP12 of the Brighton and Hove Local Plan 2005. We and our fellow Withdean Ward Councillor Nick Taylor objected to those plans as did a number of affected local residents.

Photograph numbers 4 and 5 in the current application very clearly indicate that there is and would continue to be very serious overlooking of neighbouring properties and those photographs clearly show a 100% overlooking view of the garden and whole property of 49 Withdean Road. Despite the covered nature of surrounding properties I do believe the structure will have an overbearing presence for neighbours further down the hill.

As with many retrospective applications we firmly believe that applicants think they 'can get away' anything once it is in place and that planning officers and sometimes councillors go along with that but we think this is just one retrospective application too far and cannot be 'just an accident' in the process!

Should this application be recommended for approval under powers delegated to council officers, we ask that it be referred to the planning committee for decision with our letter of objection included in full with the application and one of us may ask to speak on this application if it is considered by the planning committee.

Yours sincerely,



Cllr. Ken Norman
Withdean Ward



Cllr. Ann Norman
Withdean Ward

