

Dear Liz Hobden

Re: Application BN2018/00868, (Kings House)

I am responding to your letter of 19th Oct regarding the above application and I am submitting further comments below.

Firstly, I acknowledge that the developers have gone some way to addressing my objections, which is appreciated but, in my view, there are still material considerations that mean the application should be refused. I have set out my reasons below.

1. Viability

I accept that the DV service and independent assessment have agreed to a number of affordable housing units below the 40% within our council policy. However, the officers recommended option for fulfilling this reduced obligation is Option 2 (page 43). Option 2 is 20 rental and 8 shared ownership, with no financial contribution and represents 100% onsite delivery of the affordable housing and provides a higher proportion of rental units. It also means more of the new units will be available to people on lower incomes who want to live in the Central Hove area, which is more inclusion of the whole community. However, the developer has come forward with an alternative option of 15 rental, 13 shared, and a financial contribution of £265,492. I request that the Planning Committee amend the application to Option 2 above.

2. Parking

I welcome the 80 parking spaces, including 11 disabled spaces, within the application. I also welcome the cycle racks and electric charging points. However, I feel the additional 15 parking permits will put unacceptable pressure on the local streets in Zone N and I feel it is more appropriate for the whole development to be parking free. If the 15 parking permits are agreed, I request that the Planning Committee consider reducing the number of Pay and Display spaces and increasing the number of Zone N only parking spaces on both 2nd Ave and Grand Av, as a mitigating solution.

3. Bulk and scale

I am very disappointed that there has been no reduction in the overall height or footprint of the 2 new blocks. I feel they still represent overdevelopment and the bulk and scale are out of keeping with the street scene. The listed Kings House should be the dominant feature at the end of the street and the two new blocks should be clearly subservient, which is not the case.

4. Loss of light and overlooking

As outlined on pages 69-70 there are a significant number of windows, from several different properties that have failed BRE guidelines. In addition, there will be overlooking from the development into a number of properties. These factors are a result of the overbearing footprint of the 2 new blocks, in particular the one on 2nd Ave. This will have a detrimental impact on the quality of life of these households.

I will be grateful if the Planning Committee will consider my points above, which are echoed by many of the residents in the properties affected and the wider community.

Yours sincerely,

Cllr Clare Moonan
Central Hove Ward