

Date: 6th June 2021
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Dear Liz Hobden

BH2021/01013 | Erection of a two storey two bedroom attached dwelling (C3). | 4 Keymer Road Brighton BN1 8FB

Please accept this letter as an **OBJECTION** to the changes in the updated planning application.

Further to my previous letter of objection (2nd April 2021) I have three further comments to make regarding the updated planning application: concern about yet another application; increased height of the roof; new window suggesting possible future modification of building.

Concern regarding another application

It is very disappointing to find a new planning submission posted after the previous deadline. It might be understandable if the new proposals were in response to criticism from residents, but the changes in no way address criticisms, and indeed run counter to them. I do not understand why this proposal has been allowed to be submitted when clearly the developers had ample time to include these design features in the original submission.

Increased height of roof

The previous planning statement claimed that the proposal would be “noticeably smaller” (p.5) than previous ones, and would not obstruct the outlook of neighbours. As I mentioned previously, this is clearly not the case. The new proposal includes an even higher roof line (see Fig. 1) which would ensure the even greater overshadowing of nos 85 and 87 Fernhurst Crescent.

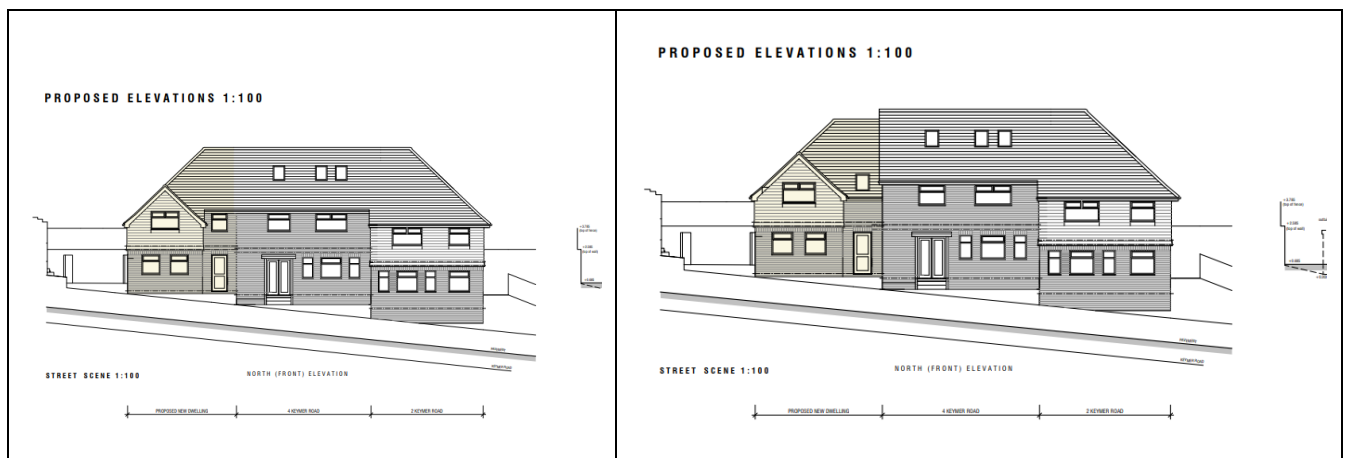


Fig. 1: new proposed elevation (left) and previous proposal (right).

The view from 85 Fernhurst Crescent clearly shows that the new extension would completely obscure their outlook of the South Downs, an important feature of houses in this part of Brighton.



Fig 2: view from 85 Fernhurst Crescent

The residents would also be overlooked by a number of new windows (see Fig. 3), exacerbated by the fact that the angle of the property ensures the extension is extremely close to the residents on Fernhurst Crescent (see Fig. 4).



Fig.3: numerous rear windows

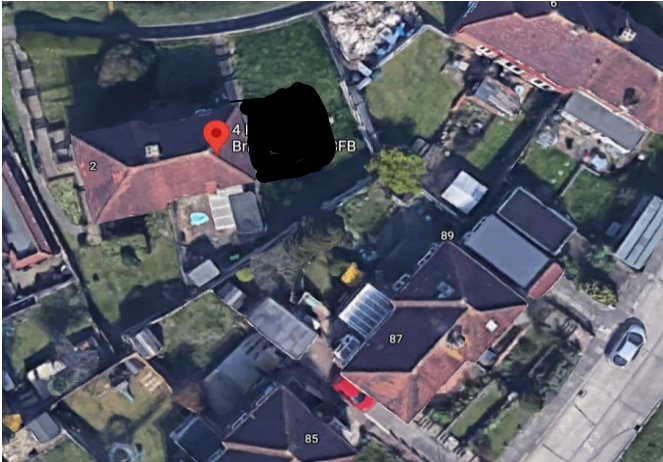


Fig. 4: proximity of proposed development to residents on Fernhurst Crescent

Figure 5 below shows that the view from 87 Fernhurst Crescent would also be completely lost. The washing line provides a useful guide for the potential roofline. Instead of having a very open and light aspect, key reasons for the resident acquiring this property, the property and garden would become permanently overlooked and shaded.

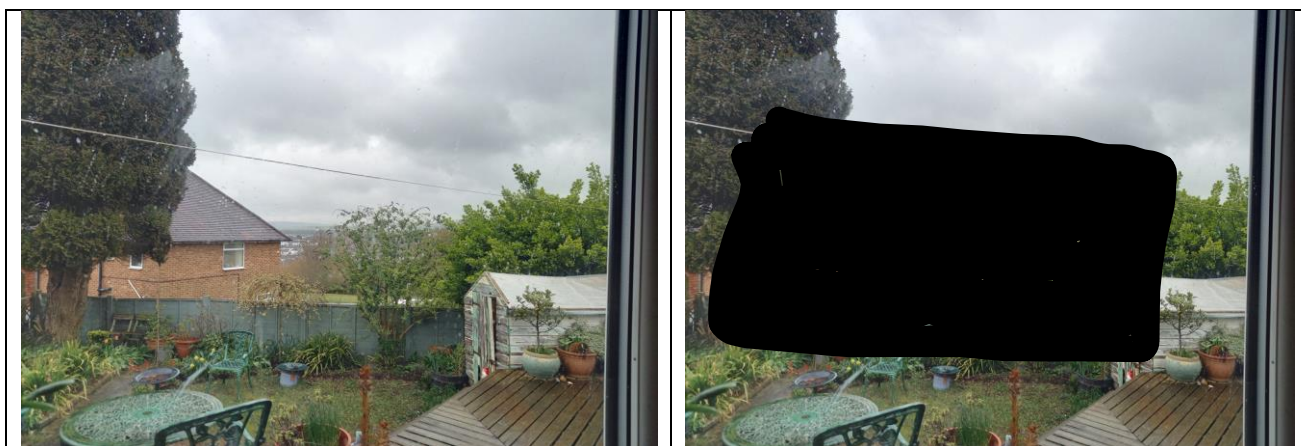


Fig. 5: view from 87 Fernhurst Crescent (before and after)

The original planning statement states on page 4:

“We have used proportion and massing techniques to comprehensively address the scale and bulk concerns raised with the previous planning proposal.”

While I disagreed with this in my previous letter of objection, I most certainly do now, as what little concession was made to the mass of the property by reducing the roof height has now been lost.

As can be seen from Fig 6 below, from pavement level, because the current property, 2 and 4 Keymer Road, are significantly higher than pavement level, the facade is very imposing and bulky. The extension, turning the property into a terrace, will only make it more so.



Fig. 6: view of Keymer Road from pavement level (before and after).

New window

Another alteration to the proposals is a change to a first floor window from being in the roof, and essentially a light source, to being a proper window (Fig 7.).

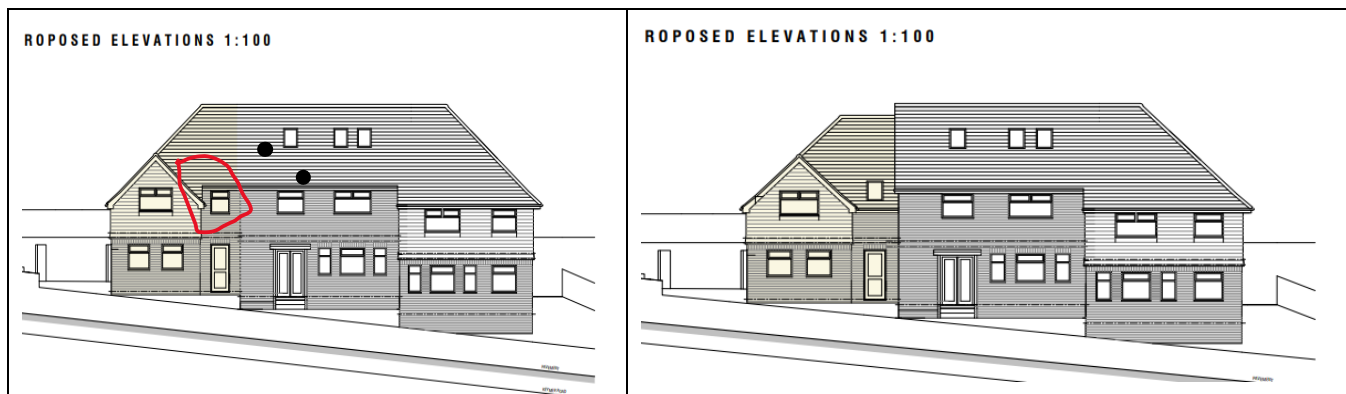


Fig. 7: proposed new window (left)

The planning application in 2017 (BH2017/02490) provided for 2 bedrooms and a study. However, the study was the same size, if not slightly larger than bedroom 2, leaving residents to wonder if this would eventually become a third bedroom, increasing the density of the residence and even further exacerbating the parking situation. The addition of the window in this new proposal could also be seen to lend weight to the argument that the internal configuration may be altered in the future for a third bedroom, especially given the number of attempts to develop this site.

Setting a precedence

I would like to take this opportunity to reiterate that, contrary to the planning statement's assertion that

“The design of this new dwelling...will make a small but positive contribution to the area both visually and environmentally.”,

this proposal would significantly negatively affect the residents immediately behind in Fernhurst Crescent by irretrievably destroying their privacy, and reducing their light levels; would undoubtedly exacerbate the problem of off-street parking; would undoubtedly increase noise levels in the area by adding a significant number of new residents to this quiet community; and would not improve biodiversity, 1) because the garden is being reduced in size, and 2) it would require maintenance by tenants.

This plan, were it to be approved, would set a dangerous precedent for a number of reasons. Not only would it encourage more developments in gardens in an area popular for its large plots and rural character, but would lead to overpopulation, the significant loss of privacy for residents, the destruction of outlook, and of the open and spacious nature of this part of Brighton.

I am of the opinion that the proposal would be contrary to Brighton and Hove City Plan Part One Policies CP12 (Urban Design) and CP14 (Housing Density), and policy QD 27 (Protection of Amenity) of Brighton and Hove Local Plan.

Should the Local Planning Authority consider granting this application, I request that it is brought to Planning Committee for determination where I reserve my right to speak to my letter and the application.

Kind regards

Cllr Alistair McNair

