



PLANNING COMMITTEE LIST

Brighton & Hove COUNCILLOR REPRESENTATION **City Council**

Cllr. Marianna Ebel

BH2022/01629 – 64, 66, 68 And 68A Old Shoreham Road

24th June 2022:

I am objecting to planning application BH2022/01629. This is the 3rd application submitted for 68 Old Shoreham Road within a short period of time.

BH2021/03419 was rightly rejected last year, and the subsequently submitted application BH2022/00142 was withdrawn, presumably because the applicant saw that the prospect of receiving approval for BH2022/00142 would be slim.

Unlike the previous two applications, this new application now also includes the properties in 64, 66 and 68A Old Shoreham Road. The proposed changes are, however, similar to the changes proposed in the previous two applications – extensions to the existing buildings that would infringe on the privacy and access to sunlight for neighbouring properties, and modifications to the exterior design that would make the buildings out of character with the local area.

The proposal includes an increase in the footprint of 66 & 68 Old Shoreham Road. This would bring the properties closer to the pavement. It would make the new buildings more dominant in the local street scene, and out of character with the other buildings in Old Shoreham Road.

The proposed development would increase the roof height to add an additional storey to each building. This was one of the reasons why the original application BH2021/03419 was rejected. The original refused proposal was to increase the height of just 68 Old Shoreham Road. This new application proposes similar changes to not one, but four buildings, and would therefore have an even more negative impact than the original proposal.

The local area is characterised by low-rise family homes (single or two 2-storey dwellings) and quiet gardens that are protected from street view and noise. In particular, the dwellings in Caister's Close are a quiet haven that many families who live there have chosen particularly because of its quiet, peaceful character. The amenity of residents in Caister's Close would be badly impacted by the proposed development as the new development would overlook and potentially overshadow their gardens and buildings. The same applies to the property directly next to the proposed development on 62 Old Shoreham Road, properties in 106 – 112 The Drive and the properties on the other side of Old Shoreham Road (in particular 19 – 31 Old Shoreham Road). All aforementioned properties would suffer from a loss of privacy.

If the recommendation is to grant planning permission I request that this planning application is referred to the Planning Committee for decision, and in this case I would also like to speak against this planning application at committee.

