

29th September 2022

Dear officer,

I am objecting to the planning application listed below:

BH2021/02014

Palmer and Harvey House, 106-112 Davigdor Road, Hove

Erection of eight storey building on land to rear of P&H House comprising residential flats (C3) and commercial/office floorspace (Class E) at ground floor, with associated landscaping works. Proposal is for 39 flats

There have been a number of applications from Palmer and Harvey House in the last few years and there has been no attempt to consult with local residents on any of them nor have a public exhibition, as did Crest Homes and Amex regarding their applications in Lyon Close. Local residents fought against those applications, especially the Crest application but somewhat lost heart after losing as they felt that the planning laws were heavily stacked against them. It was difficult to object to some of P & H's applications as they were for permitted development. However, the present development is certainly one which is unwelcome in an area that is already being heavily overdeveloped.

At 8 storeys high the development is too high for this location as it affects the amenity of a number of residential properties nearby in a very negative way, in particular Russell House, which is to the north-east of the development. The 'mutual overlooking' between the windows and balconies of nearby residential units is deemed to be the price to pay for gaining residential units that will assist the city in adding towards the 5 year housing supply. The proposed tower block is also right next to the locally listed Montefiore Hospital and will adversely affect it as well as the locally listed Coptic church. The massing of the south-east corner of the building so close to the Montefiore Hospital is also regarded as an issue but because of iterations/amendments elsewhere it is deemed it should be accepted. The proposed tower block does not raise the standard of architecture and design in the city as it should do under City Plan Part 2. It seems to be the view that just because you can't see all of the building from the road that it doesn't matter what it looks like, not really a view one would expect from the planning department.

The units being built are 23x2no bedrooms (59%) and 16x1no bedroom (41%) so the development is heavily skewed towards smaller units. This is not an acceptable balance of accommodation as stated in planning policy, especially when one considers that according to the recent census the population of 0-4-year-olds in the city has dropped by 22% as against the national average of 7%. The main reason for this is the lack of family sized accommodation and lack of affordability. Once again, the argument presented is that 'the significant benefits of the housing units being provided outweigh this provision of smaller units – the size of the units is also only just above the recommended minimal amount.

The report talks about the various buses that serve Davigdor Road. To my knowledge there is only one, the number 7, which has been struggling significantly in the last few months and there are often long waits and then two come along together. The report mentions overspill parking, and this will be a considerable issue at all times, as the area is at saturation point. Has the parking of cars in the area related to the Coptic Church been considered as in itself it creates major problems in an area which has severely limited parking? There will be considerable amounts of cars turning into Lyon Close and P & H developments and this will make for a dangerous situation for both drivers and pedestrians.

My last point is the commercial space which it has been designated to be office space. I find this interesting as P & H received permission for Permitted development of the adjacent tower block because they stated there was no demand for office space in the area.

I would ask that the committee please Refuse this application as it has so little merit to it.

Regards

Jackie O'Quinn

Goldsmid Ward Councillor