

Cllr John Allcock - Objection to BH2023/00127

Erection of first floor extension with rooflights above existing ground floor side extension - 8 The Upper Drive Hove BN3 6GN

It is clear that the proposed two storey extension to 8 The Upper Drive would have a detrimental impact on number 6, it would be overbearing and significantly overlook the rear garden, reducing light.

The Council's Updated Design Guide for Extensions and Alterations provides clear guidance regarding boundaries between properties. Specifically, that:

- *Neighbours have the right to enjoy their home without intrusion from inappropriate development at adjoining properties. Extensions and alterations will be expected to be designed to be respectful of neighbours' privacy, daylight and outlook.*
- *Extensions should not impose or intrude upon the original or neighbouring dwelling.*
- *Proposals should ensure the extension does not appear overbearing by keeping the overall bulk minimal so that the extension does not appear visually dominating or intrusive to an adjacent property. Proposals should consider the scale, massing, height and the size of the extension including its positioning generally to ensure the new extension has a good fit with adjacent properties.*
- *Flank windows should not allow overlooking and may have to be permanently fixed shut and fitted with obscure glazing (or obscure glazed blocks) and kept to a minimum.*
- *For detached properties appropriate set-in should be provided between the site boundary and the extension retaining a proportionate amount of space.*
- *Infill extensions should not have an overbearing impact or cause adjacent properties to be excessively overshadowed or enclosed. The bulk of the extension alongside the shared boundary should therefore be kept to a minimum, and as close to 2 m in height as reasonably possible on the boundary*

The existing single-story ground floor extension at no 8 sits on the boundary wall and does not have an undue impact on no 6, however the proposed two-story extension that sits on the same boundary will do.

The substantial mass and height of the proposed extension would be overbearing and create a sense of oppression to the property at no 6.

The proposed two-storey structure would lead to a significant loss of natural light, casting the garden at no 6 into shadow.

The fact that most of the proposed structure lies along the boundary of the garden of no. 6 also presents a concern for the planned windows that, even at an elevated level, would be an invasion of privacy.

The large windows on second floor of the South side of the proposed development will also overlook the garden and windows of all floors of the apartment block at 51 Wilbury Avenue causing an invasion of privacy.

For these reasons I would ask that this proposal is referred to Planning Committee (if a decision is made to approve it) where I would also like to be speak.

Cllr John Allcock

28 March 2023