

COUNCILLOR REPRESENTATION

**Ref: BH2017/02057 43 Clarendon Villas, Hove**  
**Date: 19<sup>th</sup> July 2017**

**Comment:**

Please note my objection to this planning application.  
The reasons for my objection are as follows;

1. Parking capacity in Clarendon Villas is already in short supply. The proposal reduces available spaces from six to two.
2. There is a proposal to allow 12 employees to work on site. The site lies directly behind two large villas converted into flats and backs on to residences in Goldstone Road. Employment space for 12 individuals implies significant movement of people and transport, not only at the time of arrival, but at lunchtime, departure, deliveries, client visits (which could be unlimited) at unlimited times of day and night. The application makes no suggestion of time limits on use or access. Additionally client visits risk being by car, causing noise, pollution and annoyance to neighbours. This is a particular risk when visitors do not realise the highly constricted nature of the parking/access area until they have driven there.
3. The bedrooms of several of the flats in 43 and 45 Clarendon Villas and properties to the rear in Goldstone Road overlook the proposed development. The issues outlined in (2) above will be particularly acute for these residents.
4. The skylights in the roof will allow overlooking upwards towards the bedrooms of 43 and 45 Clarendon Villas. The proposed section/west elevation drawing shows this risk extremely clearly. This will result in a loss of privacy and amenity to these residents.
5. Although there are proposals for slatted screens, there will be light pollution arising from office use at this site both from the skylights and windows at the front elevation. This will negatively impact the amenity of residents at 43 and 45 Clarendon Villas.
6. Additionally there will be overlooking into the properties of 43 and 45 Clarendon Villas as staff, visitors and deliverers arrive and depart from the premises. This will result in a significant loss of privacy and amenity.
7. The rear (north) elevation (towards Goldstone Road) is significantly higher than the existing garages, which could reduce light and amenity for neighbouring properties backing on to the site.
8. The access road, between 43 and 45 Clarendon Villas is very narrow and is insufficiently wide for delivery vehicles/cans. It was never designed to be sufficient to cope with any meaningful volume of traffic. Damage has already resulted to the basement of 43 Clarendon Villas as a result of vehicle movements.

Should the proposal be recommended by officers for approval, I request that the application is referred to Planning Committee and I have the opportunity to speak in objection.

Councillor Andrew Wealls

