



**Brighton & Hove
City Council**

PLANNING COMMITTEE ADDENDUM

2.00PM, WEDNESDAY, 7 NOVEMBER 2018

COUNCIL CHAMBER, HOVE TOWN HALL

ADDENDUM

ITEM

Late Additional Representations List

7th November 2018 Planning Committee – Additional Representations

Page	Site Address	Application No.	Comment
17	Kings House, Grand Avenue, Hove	BH2018/00868 (Full Planning)	<p>Amended Report Wording p58: The third paragraph of the 'Affordable Housing and Viability' on p.58 of the report, as set out below;</p> <p>That said, it is Government policy that the provision of affordable housing should threaten the overall viability and delivery of a development scheme'</p> <p>Should be substituted with the following wording;</p> <p>That said, it is Government policy that the provision of affordable housing should not threaten the overall viability and delivery of a development scheme;</p> <p>Additional Representations: Councillor Moonan has submitted an additional objection to the proposed development. A copy of the comment is attached.</p> <p>Councillor Wealls has submitted an additional objection to the proposed development. A copy of the comment is attached.</p> <p>Following a re-consultation to neighbouring occupiers, a further 20 letters of objection have been received raising similar concerns to those already raised within the original consultation. A number of the objections raise concerns that the original concerns have not been addressed within the amended proposal and that the level of affordable housing is insufficient.</p> <p>Officer Response: All objections raised are addressed in the committee report.</p>

Alterations to conditions:

Condition 9

Unless otherwise agreed by the Local Planning Authority, all hard landscaping and means of enclosure shall be completed in accordance with the approved scheme prior to first occupation of the development. All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the first occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD15 of the Brighton and Hove Local Plan and CP12 of the City Plan Part One.

This condition has been amended to include 'Unless otherwise agreed by the Local Planning Authority' in order to allow more flexibility to account for construction phasing.

Condition 11

No development to Kings House involving the use of the following materials shall take place until samples of all materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority, including:

- a. Bricks and mortar;
- b. Coping and pier caps;
- c. Airbricks;
- d. Cladding for mansards, dormers and flat roof;
- e. Rooflights;
- f. Materials for the northern boundary walls;
- g. Aluminium balcony balustrade panels;

			<p>h. Glass and framing for outrigger roof balustrades. Development shall be carried out in accordance with the approved details. Reason: To ensure a satisfactory appearance to the development and to comply with policies QD14 and HE6 of the Brighton and Hove Local Plan and CP12 and CP15 of the Brighton and Hove City Plan Part One.</p> <p>This condition has been amended to alter the trigger of when the samples / details are required to be submitted, to allow works to begin on site prior to agreement of the required details. Condition 16 has also been merged with condition 12.</p> <p><u>Condition 12</u> No development involving the use of the following materials to the new buildings on Grand Avenue and Second Avenue shall take place until samples of materials to be used in the construction of the external surfaces of the development of those new build elements have been submitted to and approved in writing by the Local Planning Authority, including (where applicable):</p> <ul style="list-style-type: none"> a. Samples of all brick and roofing materials; b. Samples of all cladding to be used, including details of their treatment to protect against weathering; c. Samples of bricks, coping and pier caps of the boundary walls; d. Details of all hard surfacing materials; e. Details of the proposed window, door and balcony treatments; f. Details of all other materials to be used externally. <p>Development shall be carried out in accordance with the approved details. Reason: To ensure a satisfactory appearance to the development and to comply with policies QD14 and HE6 of the Brighton and Hove Local Plan and CP12 and CP15 of the Brighton and Hove City Plan Part One.</p> <p>This condition has been amended to alter the trigger of when the samples / details are required to be submitted, to allow works to begin on site prior to agreement of the required details.</p>
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			<p><u>Condition 13</u> No development involving the following: a: works to remove the concrete infill from the former ground floor entrances; or b: the reinstatement of steps</p> <p>shall take place until a method statement for each aspect of the work has been submitted to and approved in writing by the Local Planning Authority.</p> <p>The method statement shall include provision for initial investigations of the infill sections, to gather evidence of any surviving original stair construction or materials, the findings of which to be provided to the Local Planning Authority along with detailed proposals for their reinstatement. Any original structure and materials found are to be re-used unless otherwise agreed by the Local Planning Authority.</p> <p>The repair/reconstruction of the steps shall not take place until details for the step structures, dividing wall and railings have be submitted to and agreed by the Local Planning Authority. The development shall be carried out in accordance with the approved details.</p> <p>Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton and Hove Local Plan and CP15 of the Brighton and Hove City Plan Part One.</p> <p>This condition has been amended to alter the trigger of when the details are required to be submitted, to allow works to begin on site prior to agreement of the required details.</p> <p><u>Condition 14</u> No development in relation to the Second Avenue fire escape entrance shall take place until large scale elevations, masonry and joinery details for the Second Avenue fire escape entrance have been submitted to and approved in writing by</p>
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			<p>the Local Planning Authority. The development shall be carried out in accordance with the approved details.</p> <p>Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton and Hove Local Plan and CP15 of the Brighton and Hove City Plan Part One.</p> <p>This condition has been amended to alter the trigger of when the details are required to be submitted, to allow works to begin on site prior to agreement of the required details.</p> <p><u>Condition 15</u></p> <p>No development to the new buildings on Grand Avenue and Second Avenue above ground floor slab level hereby permitted shall take place until profiles and material samples of the proposed brickwork, coping and pier caps for the proposed boundary wall in Second Avenue have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.</p> <p>Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 and HE6 of the Brighton and Hove Local Plan and CP15 of the Brighton and Hove City Plan Part One.</p> <p>This condition has been amended to alter the trigger of when the details are required to be submitted, to allow works to begin on site prior to agreement of the required details.</p> <p><u>Condition 16</u></p> <p>The requirements of condition 16 have now been merged with condition 11. Condition 16 is therefore no longer required.</p> <p><u>Condition 19</u></p> <p>Other than demolition, the development hereby permitted shall not be commenced until full details of the proposed Combined Heat and Power (CHP)</p>
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			<p>system in addition to details the plant installation and flue route through the building, including floorplans of each level the route crosses through and all relevant section drawings, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.</p> <p>Reason: To ensure the satisfactory preservation of this listed building and to ensure that the development is sustainable, makes efficient use of energy, to minimise any harmful emissions which may result and to comply with policies HE1 and SU9 of the Brighton and Hove Local Plan and CP8 and CP15 of the Brighton and Hove City Plan Part One.</p> <p>This has been merged with condition 28 in order to secure all matters relating to the Combined Heat and Power system under one condition.</p> <p><u>Condition 24</u></p> <p>Unless otherwise agreed in writing, the development hereby approved shall not be occupied until a highway scheme setting out full details of the following works:</p> <ul style="list-style-type: none"> (a) extinguish the redundant vehicle crossover on Second Avenue to the existing surface car park and reinstate this as footway; (b) provide further new dropped kerbs on Second Avenue, Grand Avenue and Queen's Garden in the vicinity of pedestrian accesses into the development for ease of loading and unloading containers and receptacles from service and delivery vehicles (c) remove the existing access ramp and steps on Grand Avenue and reinstate the footway; and (d) amend existing or introduce new Traffic Regulation Orders and/or carry out all highway works necessary to facilitate the above; <p>have been submitted to and approved in writing by the Local Planning Authority. Unless otherwise agreed in writing by the Local Planning Authority, the approved scheme shall be implemented prior to first occupation of the development.</p>
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			<p>Reason: To ensure that suitable footway provision is provided to and from the development and to comply with policies TR7 and TR8 of the Brighton & Hove Local Plan.</p> <p>This has been amended to alter the trigger to pre-occupation, rather than pre-commencement. 'Unless otherwise agreed in writing' has been added to condition to allow more flexibility to account for construction phasing. The previous section (b) relating to the removal of the vehicle crossover has also been removed from the condition as the crossover falls outside of the development boundary.</p> <p><u>Condition 27</u> No development relating to the proposed photovoltaic panel arrays shall take place until full details of the proposed solar photovoltaic panel arrays have been submitted to and approved in writing by the Local Planning Authority. The approved solar photovoltaic panel arrays shall be installed in their entirety and shall be operational prior to the first occupation of the new build blocks hereby approved. The approved solar photovoltaic panel arrays shall remain operational thereafter.</p> <p>Reason: To ensure that the development is sustainable and makes efficient use of energy to comply with policy CP8 of the Brighton and Hove City Plan Part One.</p> <p>This condition has been amended to alter the trigger of when the details are required to be submitted, to allow works to begin on site prior to agreement of the required details.</p> <p><u>Condition 28</u> The requirements of condition 28 have now been merged with condition 19. Condition 28 is therefore no longer required.</p> <p><u>Condition 29</u> Notwithstanding the layouts shown on the approved drawings, other than demolition, no development shall take place until a scheme has been submitted</p>
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			<p>to and approved in writing by the Local Planning Authority providing full details of eight units which form part of the approved scheme, which are in compliance with Building Regulations Optional Requirement M4(3)(2b) (wheelchair user dwellings). These eight units shall be completed in compliance with Building Regulations Optional Requirement M4(3)(2b) (wheelchair user dwellings) prior to first occupation and shall be retained as such thereafter. All other dwelling(s) hereby permitted shall be completed in compliance with Building Regulations Optional Requirement M4(2) (accessible and adaptable dwellings) prior to first occupation and shall be retained as such thereafter. Evidence of compliance shall be notified to the building control body appointed for the development in the appropriate Full Plans Application, or Building Notice, or Initial Notice to enable the building control body to check compliance.</p> <p>Reason: To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13 of the Brighton and Hove Local Plan.</p> <p>This condition has been amended to include 'Notwithstanding the layouts shown on the approved drawings' in order to avoid the requirement for subsequent Planning Applications to address the internal alterations required for the accessible dwellings.</p> <p><u>Condition 31</u></p> <p>No works pursuant to this permission shall commence until there has been submitted to and approved in writing by the local planning authority:</p> <p>(a) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study ref. GE17010 – DSRv2VB180302 V.2 submitted on the 19th of March 2018, in accordance with BS 10175:2011+A1:2013;</p> <p>And if notified in writing by the local planning authority that the results of the site investigation are such that site remediation is required then,</p> <p>(b) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such a scheme shall include</p>
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			<p>nomination of a competent person to oversee the implementation of the works. Reason: To safeguard the health of future residents or occupiers of the site and to comply with policy SU11 of the Brighton & Hove Local Plan.</p> <p>This condition has been amended to include the reason and relevant policies which were omitted from the original committee report.</p> <p><u>Condition 32</u> The development hereby permitted shall not be occupied or brought into use until there has been submitted to, and approved in writing by, the local planning authority a written verification report by a competent person approved under the provisions of condition 29 (b) that any remediation scheme required and approved under the provisions of condition 29 (b) has been implemented fully in accordance with the approved details (unless varied with the written agreement of the local planning authority in advance of implementation). Unless otherwise agreed in writing by the local planning authority the verification report shall comprise:</p> <ul style="list-style-type: none"> a) built drawings of the implemented scheme; b) photographs of the remediation works in progress; c) certificates demonstrating that imported and/or material left in situ is free from contamination. <p>Reason: To safeguard the health of future residents or occupiers of the site and to comply with policy SU11 of the Brighton & Hove Local Plan.</p> <p>This condition has been amended to include the reason and relevant policies which were omitted from the original committee report.</p> <p><u>Condition 33</u> Unless otherwise agreed by the Local Planning Authority, the development hereby approved shall not be occupied until the refuse and recycling storage facilities indicated on the approved plans have been fully implemented and made</p>
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			<p>available for use. These facilities shall thereafter be retained for use at all times. Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and to comply with policy QD27 of the Brighton and Hove Local Plan, policy CP8 of the Brighton and Hove City Plan Part One and Policy WMP3e of the East Sussex, South Downs and Brighton and Hove Waste and Minerals Local Plan Waste and Minerals Plan.</p> <p>This condition has been amended to include 'Unless otherwise agreed by the Local Planning Authority' in order to allow more flexibility to account for construction phasing.</p>
87	Kings House, Grand Avenue, Hove	BH2018/00869 (Listed Building Consent)	<p>Additional Representations: Councillor Sykes has submitted a comment on the proposed development. A copy of the comment is attached.</p> <p>Following a re-consultation to neighbouring occupiers, a further one letter of objection has been received raising similar concerns to those already raised within the original consultation. A number of the objections raise concerns that the original concerns have not been addressed within the amended proposal.</p> <p>Officer Response: All objections raised are addressed in the committee report.</p> <p>Alterations to conditions:</p> <p><u>Condition 3</u> No development to Kings House involving the use of the following materials shall take place until samples of all materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority, including:</p> <p>a. Bricks and mortar</p>

			<ul style="list-style-type: none"> b. Coping and pier caps c. Airbricks d. Cladding for mansards, dormers and flat roof e. Rooflights f. Materials for the northern boundary walls g. Aluminium balcony balustrade panels h. Glass and framing for outrigger roof balustrades <p>Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton and Hove Local Plan and CP15 of the Brighton and Hove City Plan Part One.</p> <p>This condition has been amended to alter the trigger of when the samples / details are required to be submitted, to allow works to begin on site prior to agreement of the required details. Condition 7 has also been merged with condition 3.</p> <p><u>Condition 4</u></p> <p>No development involving the following:</p> <ul style="list-style-type: none"> a: works to remove the concrete infill from the former ground floor entrances; or b: the reinstatement of steps; <p>shall take place until a method statement for each aspect of the work has been submitted to and approved in writing by the Local Planning Authority.</p> <p>The method statement shall include provision for initial investigations of the infill sections, to gather evidence of any surviving original stair construction or materials, the findings of which to be provided to the Local Planning Authority along with detailed proposals for their reinstatement. Any original structure and materials found are to be re-used unless otherwise agreed by the Local Planning Authority.</p> <p>The repair/reconstruction of the steps shall not take place until details for the step structures, dividing wall and railings have be submitted to and agreed by the Local Planning Authority. The development shall be carried out in accordance with the approved details.</p> <p>Reason: To ensure the satisfactory preservation of this listed building and to</p>
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comply with policy HE1 of the Brighton and Hove Local Plan and CP15 of the Brighton and Hove City Plan Part One.

This condition has been amended to alter the trigger of when the samples / details are required to be submitted, to allow works to begin on site prior to agreement of the required details

Condition 5

No development in relation to the Second Avenue fire escape entrance shall take place until large scale elevations, masonry and joinery details for the Second Avenue fire escape entrance have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton and Hove Local Plan and CP15 of the Brighton and Hove City Plan Part One.

This condition has been amended to alter the trigger of when the details are required to be submitted, to allow works to begin on site prior to agreement of the required details.

Condition 6

No development to the new buildings on Grand Avenue and Second Avenue above ground floor slab level hereby permitted shall take place until profiles and material samples of the proposed brickwork, coping and pier caps for the proposed boundary wall in Second Avenue have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 and HE6 of the Brighton and Hove Local Plan and CP15 of the Brighton and Hove City Plan Part One.

This condition has been amended to alter the trigger of when the details are required to be submitted, to allow works to begin on site prior to agreement of the required details.

Condition 7

The requirements of condition 7 have now been merged with condition 3. Condition 7 is therefore no longer required.

Additional Condition 12

Other than demolition, the development hereby permitted shall not be commenced until full details of the proposed CHP plant installation and flue route through the building, including floorplans of each level the route crosses through and all relevant section drawings, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton and Hove Local Plan and CP15 of the Brighton and Hove City Plan Part One.

The condition above has been added to secure the CHP plant details in order to be consistent with the Full Planning Application.

Additional Condition 13

Notwithstanding the layouts shown in the approved drawings, should any wheelchair units be proposed in the main Kings House Building, no works shall take place until full details of the layouts and works associated with these units have been submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton and Hove Local Plan and CP15 of the Brighton and Hove City Plan Part One.

			This condition has been added in order to avoid the requirement for subsequent Listed Building consent Applications to address any internal alterations required for any accessible dwellings proposed in the main Kings House building.
109	Varndean College, Surrenden Road, Brighton	BH2018/02404	<p>1 no. further objection on the following grounds: Temporary buildings are unauthorised and have not been removed; Loss of open space; No detail on Masterplan; Traffic implications.</p> <p>Officer Response: 7 temporary buildings have permission until Dec 2019. The buildings were first approved in 2009, however there have been temporary buildings on the site for many years; this is detailed in planning history in the committee report. Loss of open space and traffic implications are covered in the committee report. The Masterplan horseshoe shaped building is not part of this application and would be assessed if and when it is submitted.</p>
175	4, The Park, Rottingdean, Brighton	BH2018/02683	<p>1 no. further letter of support was received from a respondent on Freshfield Road on the following grounds: No extra height so doesn't block view to sea, remodelling would help improve environmental standards of home energy performance.</p> <p>Officer Response: The design and appearance issues have been addressed in the report.</p>
215	Blocks E and F Kingsmere, London Road, Brighton	BH2018/00659	<p>Drawing number A1211/06C, A1211/10 and the cycle storage specification have been removed from the approved plans.</p> <p>Alterations to the Conditions: <u>Condition 7</u> The development hereby permitted shall not be occupied until the cycle parking facilities shown on the approved plans have been fully implemented and made available for use. The cycle parking facilities shall thereafter be retained for use by the occupants of, and visitors to, the development at all times. Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply</p>

			<p>with policy TR14 of the Brighton & Hove Local Plan.</p> <p>Condition 7 has been removed and the following informative has been added:</p> <p><u>Informative 2</u> For the purpose of clarification, the cycle storage has been considered under planning application BH2016/02486 and considered acceptable to provide the storage required for the additional flats to blocks E and F.</p>
227	Block B, The Priory, London Road, Brighton	BH2018/00149	<p>Additional Comments from Environmental Health: Further comments sought from the Environmental Health team were omitted from the original report. The comments recommended including 6 and 12 relating to potential noise impact and mitigation which are include within the committee report.</p>

NB. Representations received after midday the Friday before the date of the Committee meeting will not be reported (Sub-Committee resolution of 23 February 2005).

Dear Liz Hobden

Re: Application BN2018/00868, (Kings House)

I am responding to your letter of 19th Oct regarding the above application and I am submitting further comments below.

Firstly, I acknowledge that the developers have gone some way to addressing my objections, which is appreciated but, in my view, there are still material considerations that mean the application should be refused. I have set out my reasons below.

1. Viability

I accept that the DV service and independent assessment have agreed to a number of affordable housing units below the 40% within our council policy. However, the officers recommended option for fulfilling this reduced obligation is Option 2 (page 43). Option 2 is 20 rental and 8 shared ownership, with no financial contribution and represents 100% onsite delivery of the affordable housing and provides a higher proportion of rental units. It also means more of the new units will be available to people on lower incomes who want to live in the Central Hove area, which is more inclusion of the whole community. However, the developer has come forward with an alternative option of 15 rental, 13 shared, and a financial contribution of £265,492. I request that the Planning Committee amend the application to Option 2 above.

2. Parking

I welcome the 80 parking spaces, including 11 disabled spaces, within the application. I also welcome the cycle racks and electric charging points. However, I feel the additional 15 parking permits will put unacceptable pressure on the local streets in Zone N and I feel it is more appropriate for the whole development to be parking free. If the 15 parking permits are agreed, I request that the Planning Committee consider reducing the number of Pay and Display spaces and increasing the number of Zone N only parking spaces on both 2nd Ave and Grand Av, as a mitigating solution.

3. Bulk and scale

I am very disappointed that there has been no reduction in the overall height or footprint of the 2 new blocks. I feel they still represent overdevelopment and the bulk and scale are out of keeping with the street scene. The listed Kings House should be the dominant feature at the end of the street and the two new blocks should be clearly subservient, which is not the case.

4. Loss of light and overlooking

As outlined on pages 69-70 there are a significant number of windows, from several different properties that have failed BRE guidelines. In addition, there will be overlooking from the development into a number of properties. These factors are a result of the overbearing footprint of the 2 new blocks, in particular the one on 2nd Ave. This will have a detrimental impact on the quality of life of these households.

I will be grateful if the Planning Committee will consider my points above, which are echoed by many of the residents in the properties affected and the wider community.

Yours sincerely,

Cllr Clare Moonan
Central Hove Ward

Comments for Planning Application BH2018/00868

Application Summary

Application Number: BH2018/00868

Address: Kings House Grand Avenue Hove BN3 2LS

Proposal: Demolition of existing office building (B1) fronting Grand Avenue. Conversion of existing (B1) building fronting Queens Gardens to 69no dwellings (C3) with associated alterations and extensions. Erection of a 10 storey building over basement carpark comprising of 72 flats on Grand Avenue and erection of a 6 storey building comprising of 28 flats on second avenue.

Associated underground parking, landscaping, cycle storage, bins and recycling points. (Amended proposal including design revisions and revised affordable housing proposal)|cr|

Case Officer: Jonathan Puplett, Luke Austin

Customer Details

Name: Councillor Andrew Wealls

Address: Hove Town Hall, Hove BN3 3BQ

Comment Details

Commenter Type: Councillor

Stance: Customer objects to the Planning Application

Comment Reasons:

- Adverse affect on listed building
- Inappropriate Height of Development
- Noise
- Overdevelopment
- Overshadowing
- Poor design
- Residential Amenity
- Restriction of view

Comment:Please note my objections to this Application as follows;

- My initial objection expressed concern at the 'scale, height and massing and proximity to neighbouring buildings, which is of primary concern to neighbours'. There has been no revision to these factors in the revised application and so the concern remains regarding the negative impact on neighbours' amenity from the development of the two new buildings. Please do note the comments by CAG in the final report.
- Please can members be supplied with details of proposed balconies to the north elevations on the proposed new blocks and ensure that, where there is risk of overlooking and therefore harm to neighbours' amenity, the balconies are removed.
- The proportion of affordable homes is below the Council's target level of 40% of provision.
- Whilst I welcome the limitation on eligibility for on-street parking permits, I request that the

eligibility is zero. Second Avenue in particular is very heavily parked with vehicles and this will exacerbate parking problems there. There is also little capacity in Grand Avenue too. I appreciate Zone N is not quite at full 'capacity' but it is the largest (by number) CPZ in the city. That it stretches over a wide area means that capacity may well be very limited in some parts of the zone and that is particularly the case here.

- My initial objection stated that the 'designs are of little architectural interest and are largely utilitarian'. The revised application has made no change to the visual impact of the new buildings and their impact on the setting of the listed building to the south of the site.

- Residents of the upper floors of 1 Grand Avenue suffer a total loss of view from their southern facing windows. Whilst there is a case that entitlement to a view is not a material planning consideration, there are legal opinions this is not the case. I request that committee members satisfy themselves that this is the case and are informed of the Martin H Goodall advice that the loss of a view can negatively impact the amenity of neighbours, thereby being a material planning consideration, and that is certainly the case for 1 Grand Avenue residents.

- The Amended Sunlight and Daylight Report shows the negative impact of the development on daylight to 2/3 Second Avenue, 24 Second Avenue, 1 Grand Avenue and Ashley Court (ASH testing) and 2/3, 23, 24 Second Avenue, Kingsway Court and 1 Grand Avenue (DD survey)

- The developers have committed to funding a bus shelter at the western side bus stop on Grand Avenue, for which I thank them. Please can this be explicitly incorporated as an additional condition? This is to encourage greater bus use by residents of both the new development and neighbouring properties. The bus stop is very exposed and is in priority need of a shelter.

- In addition I express concern regarding the impact of building works and neighbours have asked me to highlight;

- o building work cannot do damage to the grassed area outside King's House

- o building works vehicles should not use Grand Avenue, please ensure access is via Kingsway to minimise disruption in Second Avenue and Grand Avenue.

- o storage of materials and removal of demolished building cannot be stored on the grass area or Grand Avenue

- o noise from works must be carefully restricted to 'sensible hours' ie nothing before 9am and nothing after 5pm

- o there should be careful dirt and dust control

Comments for Planning Application BH2018/00869

Application Summary

Application Number: BH2018/00869

Address: Kings House Grand Avenue Hove BN3 2LS

Proposal: Demolition of existing office building (B1) fronting Grand Avenue. Conversion of existing (B1) building fronting Queens Gardens to 69no dwellings (C3) with associated alterations and extensions. Erection of a 10 storey building over basement carpark comprising of 72 flats on Grand Avenue and erection of a 6 storey building comprising of 28 flats on second avenue. Associated underground parking, landscaping, cycle storage, bins and recycling points. (Amended Description)|cr|

Case Officer: Jonathan Puplett, Luke Austin

Customer Details

Name: Councillor Ollie Sykes

Comment Details

Commenter Type: Councillor

Stance: Customer made comments neither objecting to or supporting the Planning

Application Comment Reasons:

Comment:Can I submit a late comment /request regarding this application.

I understand that there is sum proposed under s106 developer contributions towards maintenance and improvement of local open spaces.

Given the proximity of the proposed development to Hove Lawns, the already intense use of Hove Lawns and the current poor state of many areas of the Lawns and associated infrastructure (for example the heritage railings), I would like to ensure that an appropriate proportion of the s106 sum for open spaces is allowed for maintenance and improvement of Hove Lawns and associated infrastructure.

It may be that this is not a matter for Committee if the s106 Agreement has already been concluded; however if the existing Agreement and apportionment does not include consideration of Hove Lawns I suggest Committee may wish to revisit this matter.

Thanks and kind regards

Ollie Sykes

