

## 12<sup>th</sup> July 2017 Planning Committee – Additional Representations

Page	Site Address	Application No.	Comment
43	1-6 Lions Gardens and The Coach House, Withdean Avenue, Brighton	BH2016/06478	<p><b>Eleven (11)</b> further letters of representation have been received <u>objecting</u> to the application for the following reasons:</p> <ul style="list-style-type: none"> <li>• Additional overlooking of neighbouring properties would be caused. This concern would be reduced by obscure glazing of windows which face towards neighbouring properties and the planting of additional trees to screen the boundary.</li> <li>• The proposed building would overshadow neighbouring properties and would be visually dominant.</li> <li>• The development would result in increased noise disturbance for neighbouring occupiers.</li> <li>• The proposed development is out of character with the surrounding area and is of an excessive scale / amount. The roof should be reduced / re-designed. The proposed materials are not appropriate.</li> <li>• The proposed parking is insufficient. Increased traffic and on-street parking would result.</li> <li>• The proposed development would require the reduction of existing trees. Some trees have already been removed / reduced.</li> <li>• The proposed flats would be small and cramped.</li> <li>• Approval of this scheme would set a precedent for further large scale developments in the area.</li> <li>• The proposed refuse store should be positioned away from Ruston Heights.</li> </ul> <p>A further letter has been received from <b>Councillor Nick Taylor</b>- copy attached.</p>
179	150 Warren Road, Woodingdean	BH2017/00071	<p><b>Two (2)</b> further letters of representation have been received <u>supporting</u> the application for the following reasons:</p> <ul style="list-style-type: none"> <li>• Proposal would enhance the streetscape and bring additional quality to the locality.</li> <li>• Improve the current bungalow.</li> </ul> <p><b>One (1)</b> further letter of representation has been received <u>objecting</u> to the</p>

			<p>application for the following reasons:</p> <ul style="list-style-type: none"> <li>• Not notified of the application.</li> <li>• Are the only house that is really affected by the proposal as we are directly behind and do not want the works to proceed.</li> <li>• A structural engineer has already looked at the proposed plans and think they should not be agreed.</li> </ul> <p><b>Officer comment:</b> For clarification, 69 Channel View Road was sent a neighbour consultation letter on the 16.01.2017 according to the council's records.</p>
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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).