

Daniel Cull

From: Nicholas Taylor
Sent: 05 July 2017 19:58
To: Planning Applications
Subject: The Coach House 1-6 Lions Gardens Withdean Avenue

Dear Sir,

I wish to make a further objection to the above application which I understand will be due to be heard at committee a week hence.

Having consulted the residents of the ward in the immediate vicinity I do not consider their concerns, or indeed my own, to be fully satisfied with the revised proposals.

Firstly my concerns over the visual bulk remains. The ambition of the plans are such that there is a necessary large increase in roofline largely out of keeping in the area which is of low density bungalows or two storey houses. The neighbouring development on Withdean Avenue is well concealed by tree cover and this not only obscures the development but also keeps the wooded feel of the area.

Similarly many of the trees have been felled in the development area and so there are no plans for significant cover for the neighbouring properties in Hazeldene Meads. The development continues to have several windows over looking the back gardens of neighbouring properties.

I would ask that consideration be given for glazing windows overlooking Hazeldene Meads properties and additional trees are planted as a condition of any application.

I have yet to be convinced that the development will not impact on traffic in the area. Withdean Avenue is narrow and is something of a car park already during the week for commuters using nearby Preston Park station. Under designation C3 a maximum of 39 spaces can be allocated; the 10 proposed fall well below what is necessary. As our society ages and we encourage and value independence; to expect only 10 cars from residents and visitors is optimistic in the extreme. Also the existing public transport is insufficient as the nearest bus stop at Hazeldene Meads does not even have a shelter.

I very much look forward to making these points in person at the Committee next week.

Best wishes,

Nick

Cllr. Nick Taylor
Conservative Councillor for Withdean

