

Cllr. Andrew Wealls

BH2018/02786 - Hove Manor, Hove Street

28/10/2018:

Comment Reasons:

- Adversely affects Conservation Area
- Inappropriate Height of Development
- Overdevelopment
- Overshadowing
- Residential Amenity

Comment: Please note my objection to Application 2018/02786

Hove Manor is located on the east side Hove Street in the Old Hove Conservation Area. The addition of a seventh storey will convert a notable 1930s art deco building into tall building (as described by SPG15).

There are no buildings higher than 6 storeys in Hove Street (Dolphin Court, the nearest neighbour is 6 storeys high).

SPG 15 regarding Tall Buildings policy states;

8.14.1 In refining areas of the city that are suitable for tall buildings a number of areas were identified early as being areas of exclusion, or areas that should not contain or would be adversely influenced by neighbouring tall buildings, and which are inappropriate in transport terms. These inappropriate areas broadly comprise:

Conservation areas - (but see paragraph 7.3.3).

7.3.3 Conservation

- Tall building proposals within conservation areas or affecting the setting of listed buildings or conservation areas or registered historic parks and gardens will only be approved if applicants can demonstrate, through a conservation impact assessment, that the surrounding area's character or appearance or the setting of any listed building or historic park or garden will be preserved or enhanced.

The design and materials proposed for the development are out of character for the building and the Old Hove Conservation area so it does not meet this Policy requirement. Aluminium composite panels with bronze oxide finish and full floor to ceiling height windows are incompatible with the 1930s design of Hove Manor and any of the nearby properties. This contravenes policy HE6 (the use of building materials and finishes which are sympathetic to the area)

The additional storey with terraces to the rear will increase overlooking and therefore loss of amenity to residents in Vallance Gardens. The additional storey will also reduce the daylight to properties to the rear in Vallance Gardens and to residential properties to the north of Hove Manor.

