

Cllr. Vanessa Brown

BH2019/00544 - 270 Old Shoreham Road

2nd April 2019:

As a Councillor for Hove Park Ward I am writing to object to this application. I believe it is an overdevelopment and will have a detrimental effect on residents in Amherst Crescent. The storage facility will affect the street scene as one enters Amherst Crescent and be overbearing for the houses that directly back onto the site. It will also cause overshadowing to these houses.

All the excavation work on the site that will be needed will obviously take a long time and involve countless lorry journeys. This will cause disruption to neighbours and as Old Shoreham Road is such a busy, dangerous road, that many children cross for school, there are concerns around safety.

The application states that there will be up to fifty staff working on the combined office and storage site and yet there are only nineteen car parking spaces. This will inevitably lead to overspill parking in the surrounding roads which are already full to capacity with residents having great difficulty in parking anywhere near their homes.

A further concern is the distinct possibility of noise and disturbance. Although most of the activity will be during the day some users of the storage facility will have access up to 11.00 pm at night and from 5.00 am in the morning. If engines are left running, radios on or doors slammed etc this will have a detrimental effect on the amenity of the people living nearby.

Yet another concern is about the external lighting being on for such an extended time. This will cause light pollution across the surrounding area.

13th June 2019:

I am adding further comments to my original objections because of the revised drawings.

My concerns remain largely as before however. The application with its massing and bulk will have a very detrimental effect on the street scene and particularly cause problems for the residents in Amherst Crescent living close to the application site.

The tallest part of the roofline will be 5.4 metres above the existing Harwoods garage. The setting back of the second floor and the reduced length of the third floor is an improvement but residents will still be looking at a high wall from their back windows and will lose the late afternoon sun due to the height.

COUNCILLOR REPRESENTATION

The lack of sufficient car parking spaces is a further cause for concern. It will inevitably lead to overspill parking and the local residents already struggle to park anywhere near their homes.

If this development should be recommended to be passed by officers I would request that it goes before the Planning Committee for decision.