

**Cllr. Jackie O'Quinn and Cllr. John Allcock  
BH2020/01275 – Dubarry House, Hove Park Villas**

**5th June 2020:**

Councillor John Allcock and I would like to express our objection to this planning application on behalf of the residents of the local area, particularly those in Newtown Road, who are directly affected by this application. . There have been numerous applications for various parts of the Dubarry building and I have been involved in objecting to all of them for the past 5 and a half years. Sometimes we are successful even when appeals are raised against the council's decision, but depressingly the applications always seem to come back, albeit in a different form i.e. not one penthouse but 3 flats.

Our objections are based on the following points:

**Heritage of the Dubarry building**

This building is on the local list of heritage assets. In the past I did try to persuade the council to apply for listed status with Heritage England, but I was informed the applications took time and there was little manpower available to do the necessary work. Heritage England are aware that the inside of the building is beyond saving as a heritage asset as it has been significantly altered, but the outside of the building could easily acquire listed status because of the stunning mosaic façade. It seems a travesty to build on top of the old perfume factory, this can be seen by the unsympathetic flats that replaced an office at the other end of the roof. It is a shame that more attention isn't given to this building and I suspect that that's because you can only really see it in its full glory from the Hove station platforms or from the Clarendon and Ellen estate flats on the upper levels. I found it rather surprising that Whaleback (the company putting forward this design) stated in their 'Planning, design, access and heritage statement' that 'officers were supportive of a roof extension on Dubarry house' as they haven't always been in the past. What has changed?

**Impact on the surrounding area**

*Loss of light*

It is not only Newtown Road residents that will be impacted by this development if it goes ahead, in particular numbers 2-8 Newtown Road, but residents within Dubarry House itself, where there will be overshadowing at kitchen level on the ground floor. Residents of Dubarry House are also concerned at the loss of part of the roof terrace, which is meant to be for the benefit of all leaseholders. What is being done to compensate for this loss? There will also be a loss of light for properties in Newtown Road – nos 2-8 – house and gardens, and in some case this loss of light is considerable. The proposed flats will also be seen from the upper floors of 2-8 Newtown Road, and this implies there will be overlooking of those properties by the flats. Thus, there is an impact on the amenity of local residents.

*Parking/congestion*

As anyone who has driven down Newtown Road knows, this is a heavily used area for parking, especially as Hove Station is immediately adjacent, with some

people just parking in the pay bays and then popping into Brighton for a shopping trip. There is also a small shopping parade just opposite this side of Dubarry House, where the flats will be built, and that attracts a lot of cars parking as well, so I can't see how anyone can possibly conclude that there is room for more car permits in this area! Wilbury Avenue and Newtown road are also used as a cut through to Hove Retail Park and to the area to the south of Hove Station, so there is always a lot of traffic. This development should be made car free if it goes ahead, especially as it is right next to Hove Station, and the council should look at changing the times on present permits to 8-10pm so that cars with no permit can't park in permit spaces in the evening.

There is also the approved KAP development further along the Newtown road which has approximately 147 units and this will have a tremendous impact on parking and congestion in the area. There is also an application for Hove Gardens due soon and that will also have a heavy impact on congestion and parking.

**Affordable housing?**

At no point, in any of the planning applications for Dubarry House, Hove Business centre etc. has there been any affordable housing offered, mainly because of low numbers of units proposed but also because of Permitted development rules. We would like to argue that 3 flats, which will be well beyond the financial means of most residents, do little to ease the situation regarding housing in Brighton and Hove.

We therefore respectfully ask that you refuse planning permission for this application and request that we are able to speak when it comes before the planning committee.