



PLANNING COMMITTEE LIST

Brighton & Hove COUNCILLOR REPRESENTATION **City Council**

Cllr. Sarah Nield

BH2021/03357 – Cinch Self-Storage, South Road

27th October 2021 (Letter):

Comment reasons:

- Adverse impact on a cluster of listed buildings of historical importance to the area
- Overdevelopment
- Severe loss of daylight and outlook
- Adverse impact on residents' enjoyment of their homes
- Out of keeping with the character of the area.

I believe this development should not be granted and would like it to go to Planning Committee for the following reasons:

Having been to view the proposed development I find it totally inappropriate that something is even being considered which would so totally overbear and overshadow such a rare cluster of listed buildings of local historical importance. Little Barn, Mulberry Cottage, The Old Cottage and The Old Barn are four 17th century flint properties that are the only surviving remnants of Preston Farm: Preston Village's last evidence of rural Downland Village farming life.

This overdevelopment would not sustain the significance of this cluster of listed buildings, and would have an adverse impact on their setting through the height, bulk, materials and layout of the works. As these are listed buildings the developer has a responsibility to preserve or enhance this setting. This development would seriously harm it. The applicants have not described the significance of these heritage assets, especially the flint rubble walling, clay tiled roof and the rare-in-Sussex semi-cruck construction of The Old Barn.

This overdevelopment is also inappropriate to the setting and character of Preston Park & Preston Village conservation areas. It doesn't respect the building line, scale and form of the listed building & conservation area settings.

The proposed extension would significantly increase the height of the storage facility from 6m to 10.26m: an increase of almost 14 ft; reducing outlook, visual privacy, daylight and sunlight. It would overshadow these small homes and gardens and completely dominate this precious cluster of listed buildings, compromising windows of habitable rooms and gardens and adversely affecting the residents' quiet enjoyment of their homes.

Having visited, I am particularly alarmed by the development's potential impact on The Old Barn: being single aspect its frontage looks out on the storage facility, which were it to be significantly increased in height and bulk would totally overshadow and dominate this small dwelling, causing a huge loss of light to its small garden, and its lower floor, but especially to its single study/bedroom, which having one small rectangular 17th century window on its east side would lose a large proportion of its outlook and light. I really feel this would be hugely detrimental to the resident's enjoyment of their home, and would urge that a site visit to fully appreciate this and other issues, including actually sitting at this window, should be made by everyone involved in this planning decision.



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The plans as submitted do not convey the significance of this cluster of listed buildings and their curtilage, and they do not accurately describe the single aspect of Old Barn. Its frontage is wrongly described as the rear of the property, which gives a totally inaccurate impression of the extent to which this proposed development would affect, dominate and overshadow it, and life within it. These cottages are a rare and precious part of our heritage and expert advice (including site visits) needs to be sought from the heritage team and the Conservation Advisory Group before a development is allowed which would have such a detrimental effect on the ability of those who live in them, and look after them, to continue to enjoy these historic homes.

27th October 2021 (Email):

I'm attaching a proper objection letter for BH2021/03357 now I've been to see it. Let me know if there are any problems with this – I've tried to keep to one page. Having visited I am quite alarmed by this application. I know Russell has also visited, but the resident mentioned that he didn't go upstairs in the Old Barn when he was there, and that was for me the most glaring example of where a resident would lose significant light and really be detrimentally affected should this extension go ahead. Is it possible for someone to go back and look at this? The solar panel that you refer to as appearing to be on the front elevation of the property is actually a small rectangular window which provides the study/bedroom with almost all its daylight, and if you sit at the desk under the window it is immediately apparent that the increased height and bulk of the proposed extension would rob this room (which is the only room apart from a small corner bathroom in the upstairs of the cottage) of a great proportion of its light and cause a real issue for anyone who lives there.

This isn't my only objection, but I think it's a significant one, and should be being addressed, since to date no-one involved in the application seems to have realised there is a window, and an issue, there.