

Steven Lewis  
Planning Officer  
Brighton and Hove City Council.  
Environmental Services  
Norton Road BN3 3BQ  
cc. Jane Clarke

Date: 21<sup>st</sup> September 2011

Dear Mr. Lewis,

Application number: BH2011/02406  
Site/Property: 122, Valley Drive, Brighton  
Description: Erection of three storey rear extension, loft conversion incorporating hip to gable roof extension and front roof lights and new hard standing and associated alterations.

We are writing in our capacity as Withdean Ward Councillors to oppose the application as detailed above and our principal reasons for opposing are given below.

The design is bulky and totally incongruous in appearance and bulk when considered alongside neighbouring properties in Valley Drive.

We are extremely concerned about the massive overpowering effect this application will have on the neighbouring property 120 Valley Drive and will clearly be detrimental because of overshadowing and loss of amenity.

The proposed design of the rear of the property is not complementary to the existing individually designed surrounding properties and we share neighbouring resident's fears that they will be seriously inconvenienced by the height and bulk of the proposal.

To summarise, we believe the development does not comply with the following policies in the Brighton and Hove Local Plan:-

QD2 – Design – Key principles for neighbourhoods:

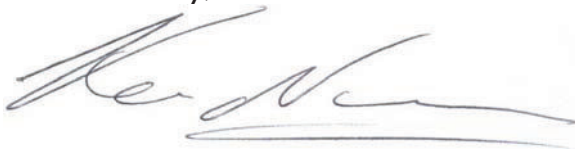
All new developments should be designed to emphasise and enhance the positive qualities of the local neighbourhood by taking into account the local characteristics including the height, scale, bulk and design of existing buildings.

QD27 – Protection of amenity:


Planning permission for any development will not be granted where it would cause material nuisance and loss of amenity to existing and/or adjacent users, residents and occupiers.

Should this application proceed for determination to the Planning Applications Sub Committee, we ask that our letter of opposition be attached to the relevant Committee agenda.

Yours sincerely,



Councillor Ken Norman



Councillor Ann Norman