

Trevan House
44 Dyke Road Avenue
Brighton
BN1 5LE

Mrs Jeanette Walsh
Head of Development Control
City Planning
Environment Directorate
Room 302
Hove Town Hall

Date: 15 December 2008

Our Ref: GT/AN

Dear Mrs Walsh

**Planning Application No: BH2008/03015
Maycroft & Parkside, London Road and 2,4,6,8 Carden Avenue**

We have been contacted by even more local residents than earlier this year when the applicants submitted an application number BH2008/00925 which was refused by the Planning Committee.

We support our electors in objecting to what, in effect, is a resubmission of the previous application because it has changed little from that application and we do not believe that it has addressed the key reasons for refusal in July 2008. They were that:

- a) The proposed residential care home, by reason of its bulk, massing, footprint, height and design would relate poorly to adjoining houses in Carden Avenue, would be out of character with the surrounding area and represents over-development of the site. The proposal is contrary to Policies QD1, QD2, QD3 and QD27 of the Brighton & Hove Local Plan.
- b) The proposal involves the net loss of six houses and as such represents an unacceptable loss of dwellings contrary to Policy HO8 of the Brighton & Hove Local Plan.
- c) The proposal, due to increased traffic movements and proximity to the junction of London Road and Carden Avenue, would exacerbate existing traffic problems in the area and as such is contrary to Policies TR1 and TR7 of the Brighton & Hove Local Plan.

We would also draw your attention to Policy HO11 of the Brighton & Hove Local Plan that planning permission will be granted for new residential care and nursing homes and extensions to existing residential care and nursing homes where it can be demonstrated that the proposal will not adversely affect the locality or neighbouring properties by way of noise or disturbance or by way of size, bulk or overlooking. We support nearby residents who are of the view that this development, if granted, would do all of these things.

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The proposed development in our opinion is of such a size and scale that it will adversely affect the neighbourhood, indeed it will destroy the initial impression of Patcham and dominate the landscape due to its close proximity to the London Road building line. Although the revised, proposed building is three storey rather than a mixture of three and four storey, the overall height, footprint and general bulk of the layout remains largely as before because there are still eighty units.

This has been achieved by a loss of green space and trees. The only green space left will face the road and be noisy and affected by the traffic. It seems that all the mature gardens and trees in the centre of the properties will be destroyed along with six character houses.

A number of planning applications have been refused relating to properties the subject of this application and adjoining properties with the key reason being the detrimental effect on the character and appearance of the surrounding area.

We trust that the Committee will be consistent and that this application will be refused as in our opinion, if granted, it will destroy the environment of this part of Patcham that is one of the main entrances into Patcham and is near the Patcham Conservation Area and the adjoining Withdean Park.

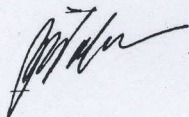
We would also ask you please to take into account the letters of objection when making your recommendations.

Should this application proceed to the Planning Committee we very much hope that Members will take into account our views and those of the many worried and concerned residents who live in this part of Patcham and refuse the application.

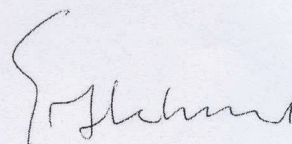
We would also confirm that one of us would wish to speak against the application should it be considered by the Committee.

We should be grateful if you would acknowledge safe receipt of this letter and confirm that it will be printed in full on the agenda at the appropriate meeting of the Planning Committee.

Yours sincerely



Councillor Brian Pidgeon



Councillor Geoffrey Theobald, OBE

cc: Penny Jennings, Committee Administrator, Planning Committee.