

Ms Jeanette Walsh
Planning Manager
Brighton and Hove City Council
Kings House
Grand Avenue
Hove
BN3 2LS

26th June 2016

Dear Ms Walsh,

RE: OBJECTION TO APPLICATION BH2016/00803

I write to you further to my letter of objection of the 13th June regarding the above planning application.

Since writing my original letter of objection, I have received yet more correspondence and wish to add some further detail of the concerns of nearby residents whilst officers continue to deliberate on this matter.

I would like to draw attention that the plans particularly affect residents at 8 and 10 Hazeldene Meads who I have met to discuss this matter with them. They are especially concerned that the plans submitted are very near to the boundary wall. Both neighbours are very concerned about how this will potentially affect the structural integrity of this wall, in addition to the significant loss of amenity (referred to in my previous letter) if this development proceeds.

It should also be considered that 8 Hazeldene Meads has a tree with a TPO in the immediate vicinity of the boundary. Therefore, the continued maintenance and viability of the tree ought to be considered by the construction of such a large structure within the path of its likely root growth.

I would also like to point out that the buildings are substantially higher than many properties in the area. With the roof included, the development exceeds 10 metres in height. This is not compatible with the Urban Characterisation Study for Westdene and Withdean. The Withdean area is described as "very low density" and having an "almost rural feel". This development is not in keeping with this description and ought to be scaled down.

In addition, the plans also entail significant reduction in vegetation which keeps the character of the area.

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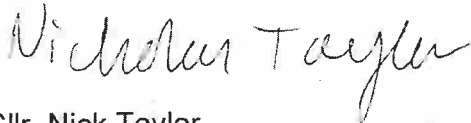
Conservative Member for Withdean Ward

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The main access road is Withdean Avenue which is only 4.5 metres wide with double yellow lines. This prevents off-street parking when provision has only been made for 7 parking and 2 disabled spaces for 28 dwellings.

I very much hope that this application is refused given the above but I would like this matter to be discussed at Planning Committee should the officer recommendation is to grant.

Yours sincerely,



Cllr. Nick Taylor



**Brighton & Hove
City Council**

Ms Jeanette Walsh
Planning Manager
Brighton and Hove City Council
Kings House
Grand Avenue
Hove
BN3 2LS

Councillor Nick Taylor

Brighton & Hove City Council
c/o King's House
Grand Avenue
Hove BN3 2LS

13th June 2016

Dear Ms Walsh,

RE: OBJECTION TO APPLICATION BH2016/00803

I am writing to register an objection to the above application in Withdean ward.

The development adjoins the small estate of Hazeldene Meads which are primarily comprised of low density bungalows. The development does infringe upon the adjoining properties in this estate resulting in a significant loss of light and amenity.

I am also concerned as a ward councillor that the roads cannot adequately cope with an additional 28 dwellings. The area is already under significant parking stress and whilst a permit scheme seems to have removed commuter parking in the area, the increase in household cars and visitors are likely to overwhelm this area.

I am also deeply concerned that the design of the dwellings does not match the design and character of the neighbouring houses. This is an area that has a semi-suburban appeal and the proposed designs do not do this justice. Unfortunately the current designs would look more in place on a university campus, or industrial estate; not a residential one.

I understand that major applications are taken to full planning committee for debate and decision. I have been contacted by residents who wish to object to these proposals and so I would like to add my objection to theirs and, if possible, attend to represent their views to the committee.

Yours sincerely,

Cltr. Nick Taylor

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