

Planning Department
Brighton & Hove City Council
Hove Town Hall
Hove
BN3 3BQ

30th May 2016

Dear Sir or Madam,

Ref Application Number BH2016/01319 at 2 Third Avenue, Hove

Please note my support for the above application for change of use from nursing home (C2) to 1no eight bedroom house (C3) including erection of orangery to first floor and other associated internal and external alterations.

This project has the opportunity to return one of Hove's grandest houses to close to its original layout and retaining and restoring its original features.

I visited the property on 29th May and considered each of the objections posted to date in detail.

Concerns have been expressed regarding potential loss of light to the property to the rear of 2 Third Avenue as a result of the installation of dormer windows in the roof, replacing the late addition roof crown structure. Whilst this will result in dormer windows which extend closer to the edge of the roof, they are much narrower than the current structure, thereby potentially allowing an increase in light to the property to the rear at some areas of their garden. Additionally, the property to the rear is sufficiently set back from the development property so that overlooking and loss of light should be minimal.

The proposed orangery to the southern elevation will result in the removal of an unsightly fire escape. I understand the Conservation Officer has advised on the design of the orangery and the applicant has welcomed and accepted this advice. Whilst concerns have been expressed regarding loss of light and overlooking from the orangery, to properties to the south, the distance between the southernmost elevation of the orangery and the windows of the properties south is sufficient that any overlooking would be minimal. There is unlikely to be any loss of light since direct sunlight does not enter the southern properties from the direction of the property to be developed. Again, the distance is sufficiently great, and the structure will be of glass so the potential for light loss is minimised.

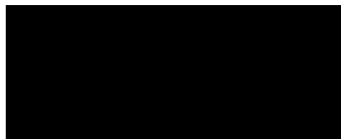
31 MAY 2016



Should officers be minded to refuse this application, I request that it is considered by Planning Committee and that I am informed, so that I am able to make representations to the committee should the applicant request that I do so? _____

Thank you in advance,

Yours faithfully,



Councillor Andrew Wealls

