

Sonia Gillam

From: Karen Barford
Sent: 08 May 2016 15:23
To: Planning Comments; Sonia Gillam
Cc: Jeanette Walsh; Daniel Chapman
Subject: Objection to the Planning Application: BH2016/01151 Albion Court 44 - 47 George Street Brighton
Attachments: Objection to the Planning Application BH201601151 Albion Court 44 - 47 George Street Brighton.docx

Dear Planning Team

Please find attached my objection to the planning application mentioned above.

Should the officer recommendation be for approval of planning application, or refusal based on different reasons than I have set out, I would like this to be determined by Planning Committee.

Many thanks

Karen

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Cllr Karen Barford
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8th May 2016

Objection to the Planning Application: BH2016/01151 Albion Court 44 - 47 George Street Brighton

Dear Sir / Madam

I am writing to object to the planning application referenced above. This application follows the applicant's previous application BH2015/02820, which I understand was withdrawn.

The current application does show minor changes to appearance of the rear top floor. However, I feel that there is still a negative impact to residents in George Street and Dorset Gardens.

- According to that application's Design & Access Statement (3507869.pdf), Section 11.0, the **openings of the proposed dormer windows facing George Street have been designed to avoid** overlooking of neighbouring properties and are positioned to avoid any loss of light.

However, the current application makes no reference to properties on the opposite side of George Street and has made no changes to the plans for the west roof elevation which will mean a loss of privacy due to the development looking down on and into the top rooms of houses on the west side of George Street.

- The increased height of the roof line and a further forward pitch of the roof will substantially increase overshadowing of nearby properties.
- George Street is within East Cliff Conservation Area. Adding a fourth floor to Albion Court as is not in character with the rest of the street.

I therefore urge you to reject this planning application on the basis of the above reasons.

Yours sincerely



Karen Barford

Councillor, Queen's Park Ward

Brighton and Hove City Council