

Comments for Planning Application BH2018/00868

Application Summary

Application Number: BH2018/00868

Address: Kings House Grand Avenue Hove BN3 2LS

Proposal: Demolition of existing office building (B1) fronting Grand Avenue. Conversion of existing (B1) building fronting Queens Gardens to 69no dwellings (C3) with associated alterations and extensions. Erection of a 10 storey building over basement carpark comprising of 72 flats on Grand Avenue and erection of a 6 storey building comprising of 28 flats on second avenue.

Associated underground parking, landscaping, cycle storage, bins and recycling points. (Amended proposal including design revisions and revised affordable housing proposal)|cr|

Case Officer: Jonathan Puplett, Luke Austin

Customer Details

Name: Councillor Andrew Wealls

Address: Hove Town Hall, Hove BN3 3BQ

Comment Details

Commenter Type: Councillor

Stance: Customer objects to the Planning Application

Comment Reasons:

- Adverse affect on listed building
- Inappropriate Height of Development
- Noise
- Overdevelopment
- Overshadowing
- Poor design
- Residential Amenity
- Restriction of view

Comment:Please note my objections to this Application as follows;

- My initial objection expressed concern at the 'scale, height and massing and proximity to neighbouring buildings, which is of primary concern to neighbours'. There has been no revision to these factors in the revised application and so the concern remains regarding the negative impact on neighbours' amenity from the development of the two new buildings. Please do note the comments by CAG in the final report.
- Please can members be supplied with details of proposed balconies to the north elevations on the proposed new blocks and ensure that, where there is risk of overlooking and therefore harm to neighbours' amenity, the balconies are removed.
- The proportion of affordable homes is below the Council's target level of 40% of provision.
- Whilst I welcome the limitation on eligibility for on-street parking permits, I request that the

eligibility is zero. Second Avenue in particular is very heavily parked with vehicles and this will exacerbate parking problems there. There is also little capacity in Grand Avenue too. I appreciate Zone N is not quite at full 'capacity' but it is the largest (by number) CPZ in the city. That it stretches over a wide area means that capacity may well be very limited in some parts of the zone and that is particularly the case here.

- My initial objection stated that the 'designs are of little architectural interest and are largely utilitarian'. The revised application has made no change to the visual impact of the new buildings and their impact on the setting of the listed building to the south of the site.

- Residents of the upper floors of 1 Grand Avenue suffer a total loss of view from their southern facing windows. Whilst there is a case that entitlement to a view is not a material planning consideration, there are legal opinions this is not the case. I request that committee members satisfy themselves that this is the case and are informed of the Martin H Goodall advice that the loss of a view can negatively impact the amenity of neighbours, thereby being a material planning consideration, and that is certainly the case for 1 Grand Avenue residents.

- The Amended Sunlight and Daylight Report shows the negative impact of the development on daylight to 2/3 Second Avenue, 24 Second Avenue, 1 Grand Avenue and Ashley Court (ASH testing) and 2/3, 23, 24 Second Avenue, Kingsway Court and 1 Grand Avenue (DD survey)

- The developers have committed to funding a bus shelter at the western side bus stop on Grand Avenue, for which I thank them. Please can this be explicitly incorporated as an additional condition? This is to encourage greater bus use by residents of both the new development and neighbouring properties. The bus stop is very exposed and is in priority need of a shelter.

- In addition I express concern regarding the impact of building works and neighbours have asked me to highlight;

- o building work cannot do damage to the grassed area outside King's House

- o building works vehicles should not use Grand Avenue, please ensure access is via Kingsway to minimise disruption in Second Avenue and Grand Avenue.

- o storage of materials and removal of demolished building cannot be stored on the grass area or Grand Avenue

- o noise from works must be carefully restricted to 'sensible hours' ie nothing before 9am and nothing after 5pm

- o there should be careful dirt and dust control