

Cllr. Dawn Barnett & Cllr. Nick Lewry
BH2021/01017 - 20 St Helens Drive

20th April 2021:

We are writing on behalf of our community to state our strong objection to the above application in our ward of Hangleton & Knoll.

This is third time members of the community are having to write objections to this proposed development. It is causing great distress in the ward to the neighbours, including the many elderly people that live in the area and call this part of Hangleton their home.

This area is bungalow-land with the front gardens very tidy and houses at a low elevation. When this neighbourhood was built in the 1960s it was built as low level and open planned. This principle still applies and is still being applied by Brighton & Hove City Council today, with a residence last year having to remove part of their garden fence as it was judged too high and out of keeping with the area just around the corner from this site.

The Council ruled against a previous application for this site (**BH2020/02271**) last year. It then approved a Certificate of Lawfulness (**BH2021/00108**), although I have been advised by the Council that this has no bearing on the ultimate decision that will be made for this application (**BH2021/01017**).

The works outlined in the description for this latest application include the erection of single story side and rear extensions; hip to gable roof extensions; and front and rear dormers. It incorporates the installation of rear decking, rooflights, and other fenestration alterations.

As the scope of development remains largely the same as for the first application our objection remains the same and is on the following grounds:

1. **Appearance and size of the buildings is not appropriate** – When the bungalows on St Helens Drive were originally designed, the layout, spacing and scale of the buildings was carefully planned to ensure that they would be in keeping with the landscape and offer views of the Downs to each bungalow. This large new building would disrupt this design and mark a departure from the size of other bungalows in the area.
2. **Approval would set a precedent for wider development** – Should this gain approval, it would open the floodgates to further garden developments in the street and area. As such this application needs to be treated with the utmost scrutiny.
3. **Loss of view** – The proposed development would impinge on the views of neighbours. While the new development would itself enjoy views of the

Downs; long-standing neighbouring residents will be deprived of their views.

4. **Adjoining residents will suffer overshadowing, overlooking or loss of privacy** – The terrace would overlook the gardens of the neighbouring bungalows.
5. **Community Opposition** – The neighbours are all against this development and their voices should be heard. There are many elderly people in the area who are really stressed out over this situation. It has gone on far too long. It has been refused once before and we call on you to bring an end to these applications.

We are asking that a City Council Officer visit this site in person (now that Covid-19 restrictions are easing) to see for themselves the unsuitable nature of the site and how out of character with the area this development would be.

We would like to meet with you at the site as soon as possible so we can personally show you how much it doesn't blend in with the area.

We ask that you rule against this proposal once and for all.

If this is not possible and you are minded to approve this development, we are calling this application in to Planning Committee where we would give a presentation to express our opposition to the plans on behalf of the community