



## PLANNING COMMITTEE LIST

### Brighton & Hove City Council

### COUNCILLOR REPRESENTATION

**Cllr. Alistair McNair and Cllr Anne Meadows**

#### **BH2021/04096 – Land To The West Of 149 Ladies Mile Road 21<sup>st</sup> December 2021:**

Please accept this letter as our objection to this planning application.

We have three reasons for objecting to this application: education covenant; reduction in on-road parking and limited off-road parking; style of proposed development.

##### **Education covenant**

This land used to be the playground of the Dharma School. Residents believe this land is protected by a covenant restricting the use of the land to educational purposes. We have asked the Planning Department if this is the case and are awaiting a reply. Clearly, if there is a covenant, this proposal should not be allowed to be developed. A full and transparent response is required on this issue before a decision is made.

##### **Reduction in on-road parking**

The area in red in Fig. 1 below highlights three lost on-road parking spaces should this development be approved, as this area will be in front of driveways which new residents will undoubtedly use.

Parking is already very limited in this area, and this loss will only exacerbate the problem.

##### **Limited off-road parking**

Off-road parking is planned for this development, which is good, but only space for one car per household.

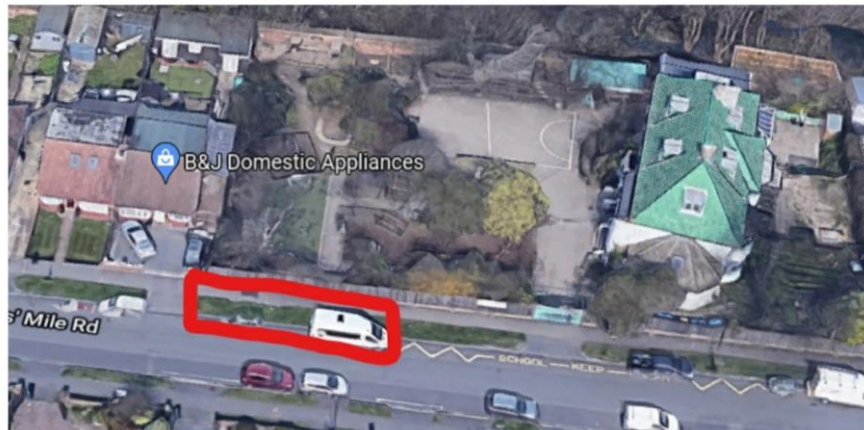


Fig. 1: reduction in off-road parking for local residents



Fig. 2: off-road parking provision

These are four-bedroom dwellings, so space for one car is clearly inadequate. It is very likely each household will have between two and four cars each, not including the increase in visitors to the area, resulting in even more limited on-road parking in an area which is not a Controlled Parking Zone. Although 8 spaces for bicycles are provided, it is very likely residents will also have cars, as most people need to drive or use public transport for work. It is also likely residents will remove the planters in front of their properties to provide space for a second vehicle increasing the sense of an urban environment in an area which is very green and suburban.

The extra volume of parked cars will also make it much harder for visitors to the nursery at 149 Ladies Mile Road to park. This part of the road is already difficult to cross because of the speed of some cars. Clearly, with a considerable increase in the number of parked cars and vehicle movement in general in the vicinity, young children crossing the road must be at greater risk.

**Style of development**

As can be seen from Fig. 3, many neighbouring dwellings in this part of Ladies Mile Road are low-rise bungalows.



Fig. 3: neighbouring bungalows in a 1950s style

The bungalows and other properties are all of a significantly different style from the proposed dwellings (see Fig. 4).



Fig. 4: front elevation of proposed dwellings

Although the lowest storey of these three-storey houses will be below ground level, these dwellings will still rise significantly above the surrounding properties, overlooking and invading the privacy of neighbouring gardens, for example 135 Ladies Mile Road.

These proposed properties are tall and narrow unlike the neighbouring bungalows which are low and wide, with large front and back gardens. This development proposes a row of identical housing in a style more frequently seen in, and more suitable for the dense centre of Brighton & Hove (see Fig. 5), and will result in significant visual dissonance.



Fig. 5: Goldstone Lane, Hove, BN3

Most housing in Ladies Mile is detached or semi-detached in unique styles with plenty of space between neighbouring properties, whereas this is a very dense proposal of four identical properties in what should be a space for two properties were it to be in keeping with the area.

Residents are also concerned that this proposal is significantly different from the style of the White House Nursery and Preschool (149 Ladies Mile Road) (see Fig. 6), which is of architectural and historical importance to the area.



Fig. 6: view of the White House Nursery and Preschool

We are of the opinion that the proposal would be contrary to Brighton and Hove City Plan Part One Policies CP12 (Urban Design) and CP14 (Housing Density), and policy QD 27 (Protection of Amenity) of Brighton and Hove Local Plan.

This proposal will not “establish a strong sense of place by respecting the diverse character and urban grain of the city’s identified neighbourhoods [or] conserve or enhance the city’s built and archaeological heritage and its settings” (CP12). Indeed, it places an alien, identikit housing project in an already very attractive and diverse area of Patcham. Nor would it “be of a high standard of design and...help to maintain or create a coherent townscape [or] would respect, reinforce or repair the character of the neighbourhood and contribute positively to its sense of place” (CP14).

Also, clearly residents would suffer from “overlooking, [loss of] privacy, daylight, sunlight, [and] disturbance [including] factors such as speed, volume and type of traffic, noise” (QD27).

Residents recognise the need for more housing in the area, but feel this development is too dense, too different in character, and will increase parking difficulties to an unacceptable level. Residents would prefer to see two bungalows in this space, similar to those either side of this development area, with larger gardens and greater provision for off-road parking.

Should the Local Planning Authority consider granting this application, we request that it is brought to Planning Committee for determination where we reserve our right to speak to our letter and the application.