

BH2021/03826 – 16 Wilbury Villas

- **Alterations and extensions to existing building comprising 6 flats incorporating layout changes, front and rear extensions, rear balcony and roof terraces, rear dormer and new lightwells.**
- **Alterations to fenestration.**
- **New boundary wall, metal gates, planting, bin and cycle storage.**
- **Render rear and side elevations. | 16 Wilbury Villas Hove BN3 6GD**

I am objecting to application **BH2021/03826**.

Proposals to extend 16 Wilbury Villas to the rear of the building have been dismissed as having little relevance as it will not impact on the street scene. This is not the case. If the plans are realised the changes to the back of the building will impact significantly on residents.

This large extension will overshadow the surrounding area. The properties existing outrigger is already a substantial and further extension will reduce light to the garden of the basement flat and other flats at number 18.

The basement extension and the creation of terraces and balconies in addition to the planned three-storey extension to the outrigger are an over-development of this building.

Plans to extend the basement flat into the garden of the property are also considerable, requiring lightwells. The rear gardens of these properties contribute to the character, appearance of the area and biodiversity. Reducing the size of the extension would improve the shared garden and contribute to reducing the overdevelopment of number 16.

Three terraces are proposed in addition to the outrigger:

- One for the basement flat;
- One for the ground floor flat.
- One for the top flat, and
- One balcony on the first floor flat.

The terrace on the ground floor and the balcony of the first-floor overlook flats at number 18 and are located close to bedrooms in those flats.

This causes overlooking and loss of privacy and high potential for noise and disturbance.

The balconies and the 'screens' that are being introduced, will also add to light loss from the proposed extension of the outrigger, with specific impact on the basement flat at number 18.

Environmental Health has not assessed noise impact as apparently they are too busy to do so. The risk of noise is therefore important to consider pro actively in design.

These plans do not align with City Plan Part 1 and the Council's Supplemental Planning Document which relates to extensions and alterations that places importance on neighbour's private amenity and their rights regarding proposed works to an adjoining property.

In summary this planned development would have an adverse impact on neighbouring residents regarding their:

- privacy,
- loss of daylight,

- negative effect on their outlook, and
- potential for noise and disturbance that would come from the terraces and balcony proposed at 16 Wilbury Villas.

I would respectfully ask the committee to refuse this application and ask for an amended plan to be drawn up and submitted.

Cllr John Allcock

Goldsmid Ward