

1st June 2022

Dear officer,

Re: BH2021/03826 | 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 writing to object to the above application on behalf of local residents who have expressed their concerns to me. I know this road well and it is one of the most pleasant tree-lined roads in the ward. It is a mixture of flats and family occupied houses. I have paid a site visit to the property to gain an understanding of how this application will work in practice. I was concerned about the impact it will have on neighbouring residents regarding their privacy, their loss of daylight, the negative effect on their outlook, and the noise and disturbance that would come from the terraces and balcony proposed at no 16.

Extensions

The proposal to make alterations and to extend the existing building will mainly affect the back of the building and this has thus been dismissed as of no relevance as it will not affect the street scene. However, it is the changes to the back of the building that most affect the residents living at no 18 and no 20. The significant 3 storey extension to the large outrigger at the back of the building, added to the significant extension of the basement and the creation of terraces and balconies are very much an over-development of this building, and it will thus dominate its surrounding area with its bulk and overbearing nature. The outrigger is already a substantial element of no 16 and to extend it further will block a critical area of sky and sun to the garden of the basement flat at no 18 and also to the other flats at no 18.

The basement flat of no 16 is being extended out to a significant degree – so much so that lightwells are needed to prevent the flat from dark and gloomy. It would be a welcome improvement if the plans for the basement were scaled back as the area of shared space in the garden at no 16 would benefit from this and it would also help in the reduction of the overdevelopment of the building.

Terraces and balcony – light and noise

Three terraces are proposed, one for the basement flat, one for the ground floor flat and one for the top flat (which I understand will not be used), with a balcony on the 1st floor flat. The terrace on the ground floor and the balcony of the 1st floor overlook flats at no 16 and are located right next to bedrooms in those flats. There will be overlooking and loss of privacy and there will also be noise and disturbance. It has been argued that this is no more noise than from a garden, but there is already shared garden space at no 16

and thus the terrace and balcony are add-ons, and one wouldn't normally have a 'garden' next to bedrooms on the higher storeys of a property.

Light is already being lost from the extension of the outrigger and will suffer a further loss from the balconies and the 'screens' that are being introduced, once again this will particularly impact on the basement flat at no 18.

Environmental Health has not looked at the noise impact as I understand they are too busy at present. They have told the residents that they can go to Environmental Health if there do prove to be noise issues after the flats are built and occupied. This is just not good enough and noise needs to be considered by the committee.

There appears to be little adherence to the City Plan Part 1 and Brighton and Hove's Supplemental Planning Document which relates to extensions and alterations where much emphasis is placed on neighbour's private amenity and their rights regarding proposed works to an adjoining property. After looking at the backs of no 16 and no 18 as they are presently it can be argued that the proposed plans would create a very cluttered and overdeveloped appearance.

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

Kind regards

Jackie O'Quinn

Goldsmid Ward Councillor.