

Date: 21st November 2025

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To the Planning Inspector

**Letter of Objection – Appeal Reference: APP/Q1445/W/25/3374548
Application Number BH2024/03140
Demolition of Existing Garage and Erection of a New Detached One-Bedroom
Dwellinghouse at No. 32 Wilmington Way, Brighton, BN1 8JH**

Please accept this letter as our objection to the above appeal. We have four key objections to this proposed development: poor quality plans and access statement; overdevelopment of site; out of character with neighbourhood; a very similar proposal has been recently rejected.

Poor quality plans

Firstly, the plans are of poor quality. They do not show any contextual, in situ detail of how the new building would appear next to the neighbouring dwellings. It is not clear from the plans where the boundary of this new property would be. What is clear is that 32 Wilmington Way would have a greatly reduced plot, and no garage, both attributes sought after in a family-sized home in this area. Both plots would be much smaller and much more awkward than surrounding dwellings. The plans are contrary to Policy CP14 on Housing Density of the Brighton and Hove City Plan Part One and DM18 on High Quality Design and Places of the Brighton and Hove City Plan Part Two.

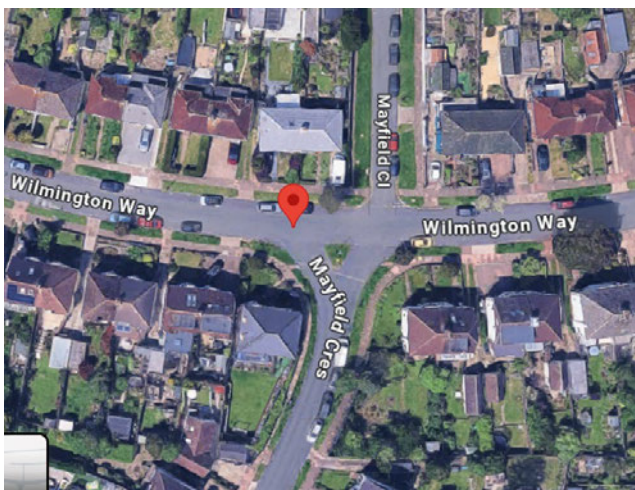


Fig 1: highlighting the green and spacious garden aspect of Wilmington Way.

Overdevelopment of site

The proposed house would replace a small single-storey garage. The development would be much larger than the current garage and would result in much of the garden of 32 Wilmington Way being taken up resulting in loss of green space. Parking is already challenging in this area. Not only would this development result in a garage being removed, but another family added to the area likely bringing another vehicle or two with them, but with no off-road parking provision. The proposed dwelling would have no front garden, unlike surrounding properties, and would look directly onto the pavement and road.

Out of character

In this part of Patcham, houses have large gardens and a uniform 1930s style. The proposed dwelling appears grey in the plans, with a flat, featureless façade entirely out of keeping with the area. From Mayfield Crescent, only an overlarge, low-hanging roof would be visible.



Fig.2: the proposal would be out of keeping with the character of the neighbourhood.

The residents at 32 and 30 Wilmington Way would have their views destroyed by a large two-storey grey wall replacing their current open view of the sky.



Fig 3: the large, two-storey grey wall 32 Wilmington Way would look onto.

The residents at 37 Mayfield Crescent would be overlooked. Instead of having ample space between their property and 32 Wilmington Way, the space and light will be destroyed.



Fig. 4: the current ample space and open character between 27 Mayfield Crescent and 32 Wilmington Way.

Rejection of similar proposal

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 DM18 (High Quality Design) and policy QD 27 (Protection of Amenity) of Brighton and Hove Local Plan, and DM36 Parking and Servicing of City Plan Part 2. Also, a proposed development at 29 Wilmington Way (on the northern side of the road), was rejected at appeal (see Appeal Decision APP/Q1445/W/23/3332949 from 11th July 2024), and it had clear similarities with this current proposal:

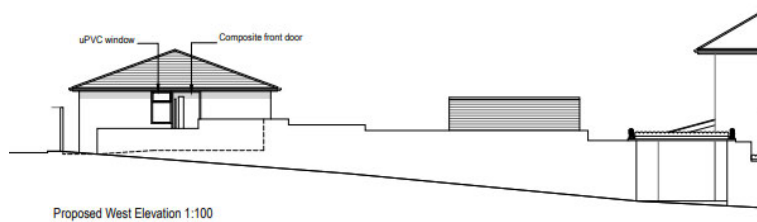


Fig. 5: the rejected design at 29 Wilmington Way.

The plans for 29 Wilmington Way were recently rejected on appeal due to the large amount of building in a garden, the high visibility, and the mass of building where there currently wasn't. The inspector regarded this development 'as completely out of keeping with the urban grain and the prevailing pattern and rhythm of development on Wilmington Way.' If this development was rejected, then so should the current one be.

It is our belief that this proposal is contrary to numerous policies of Brighton & Hove City Council, and would set a dangerous precedent for overdevelopment of a peaceful, suburban neighbourhood with ample green space. It would adversely affect the architectural character of the area, and would severely affect the outlook of neighbours.

Thank you for taking the time to consider our objections.

Kind regards

Cllr Alistair McNair and Cllr Anne Meadows