

The Planning Inspectorate  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol  
BS1 6PN

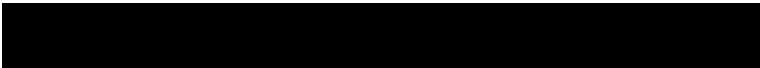
**Date: Friday 14<sup>th</sup> November 2025**

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**

 who have previously appealed against the above planning application to Brighton and Hove City Council, we are writing to lodge our **STRONG OBJECTIONS** in regards to its Appeal (Reference APP/Q1445/W/25/3374548).

We will be impacted in a significant and harmful way should this overbearing and inappropriately located scheme be granted planning permission, particularly in relation to the visual amenity, as well as parking/ traffic, noise and openness implications and poor design. The information set out below provides further detail about our objection to the proposals and how they are contrary to local and national planning policy, as well as recent local Planning Appeal Decisions, particularly on a site adjacent to the Appeal site.

### **Brighton and Hove City Council Planning Policies**

Firstly, we feel that one of the main issues to consider in the proposals is the densely populated area where it is located. The proposed development, by virtue of the proposed small plot size and the resulting reduced plot size at No. 32 Wilmington Way, as well as the proposed very close location of the dwellinghouse in relation to No. 37 Mayfield Crescent, would represent an overdevelopment of the site and would be out of keeping with the character of the surrounding area, 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 and should therefore be refused planning permission on Appeal.

Furthermore, we feel that the proposed dwelling would represent an unneighbourly form of development resulting in a loss of outlook for No's. 30 and 32 Wilmington Way, as well as No. 37 Mayfield Crescent and other surrounding properties adjacent to the proposed dwelling. Additionally, the proposed dwelling would be directly overlooked by No's. 32 and No. 30 Wilmington Way by virtue of the close proximity of the existing and proposed dwellings. The proposed development would therefore result in a loss of amenity to adjacent residents/ proposed occupants of the new dwelling, as well as a poor standard of amenity for

future occupants of the proposed dwelling, contrary to Policy DM20 on Protection of Amenity of the City Plan Part Two. We feel that these are further reasons for the dismissal of this Appeal, particularly the fact that this a proposal for a two-storey dwelling, which would clearly have an overbearing impact on neighbouring properties, including No. 30 Wilmington Way and the fact that no on-site parking is shown for the new dwelling, exacerbating the existing parking issues in the street and along Wilmington Way.

Policy CP14 relating to Housing Density states, among other things, '*Residential development should be of a density that is appropriate to the identified positive character of the neighbourhood and be determined on a case by case basis*'. The Policy seeks to prevent the overdevelopment of sites that would result in '*town cramming*'. The development proposes the creation of a new plot, formed from a small (undetermined by a clear red line) parcel of land within the rear garden

[REDACTED] The works would include the loss of some rear garden space for No. 32, including planting, pathways and a garage, all of which, it could be argued, are needed for a family home. The area surrounding the site is residential with a suburban character featuring mainly two storey semi-detached dwellings on Wilmington Way (all similar in design and scale). The immediate surrounding plots on Wilmington Way are fairly generous in size with large long rear garden spaces. The scheme would sub-divide the existing plot on the site to provide two plots. The resulting plot size for the proposed /existing dwelling would not follow the general pattern of development on Wilmington Way and these small two-storey plots would not be in keeping with the immediate locality, which would erode the spacious character of the area. Indeed, the awkward plot shape would result in an overall cramped and tight nature of development, contrary to Policy CP14. This is a further reason for the dismissal of this Appeal.

The proposed pedestrian access point to the dwelling is directly onto the live carriageway near a busy road junction leading onto Wilmington Way. As this access point is not recessed and there are no details in the application regarding the gradient of any ramp for the older people who are proposed to be occupying the dwelling, it would pose an immediate hazard for all users when residents are exiting the dwelling, and this would also increase the safety risk for those potential vulnerable pavement users like small children or the mobility impaired people who live nearby, contrary to Policy DM33 on Safe, Sustainable and Active Travel of the City Plan Part Two.

Lastly, given the proposed pedestrian access point is located directly onto the live carriageway, close to a busy junction point, this would pose a safety risk and hazard for all users when accessing/ egressing the proposed dwelling and those occupants at nearby No. 37 Mayfield Crescent, resulting in an unacceptable impact on the highway and road safety, also contrary to Policy DM33 of the City Plan Part Two.

### **National Policies and Recent Local Planning Inspectorate Appeal Decisions**

We would like to draw your attention to the Planning Inspectorate's dismissal of Appeal for a similar two-storey rear garden proposal at 29 Wilmington Way (on the

northern side of the road), outlined in Appeal Decision APP/Q1445/W/23/3332949 from 11<sup>th</sup> July 2024. Indeed, as the Planning Inspector outlined in the above Decision, we feel that their reasons for dismissal are also applicable to the southern side of Wilmington Way, on a plot almost adjacent to No. 29, and can be summarised as follows:

- The proposal at No.32 Wilmington Way in Application BH2024/03140, at two storeys in height, would extend considerably above the existing boundary fencing on the site and would thus be highly visible from public vantage points, as well as neighbouring gardens.
- A large poorly designed dwelling, as set out in the proposals, with no red line on the block plan showing the extent of the proposed dwellings boundaries in relation to No. 32 Wilmington Way, including its proposed garden area, would introduce a large mass of building into a location where there is currently a small garage for use by the occupants of No. 32, who have no alternative means of parking and would instead need to use on street parking, as would any new occupants of the proposed dwelling, adding additional vehicles to the already congested surrounding streets.
- The proposed two-storey dwelling would be completely out of keeping with the existing urban grain and the prevailing pattern and rhythm of development on Wilmington Way and Mayfield Crescent.
- The two-storey proposal would greatly impact upon the sense of openness that currently prevails on the street which results from the more generous plots and rear gardens, with the upper floor windows resulting in overlooking across neighbouring properties and a lack of sufficient distance between the proposed building and No. 37 Mayfield Crescent.

## Conclusions and the Planning Balance

Our reasons for objection to **Application BH2024/03140** at No. 32 Wilmington Way can be summarised as follows:

- The provision of a two-storey residential unit on this site would be very harmful to the existing dwellings surrounding it, having a significant impact on their amenities. The loss of amenity to adjacent residents and the poor standard of amenity for future occupants of the proposed dwelling are contrary to Policy DM20 of the City Plan Part Two and other Policies.
- The resulting plot size for the proposed /existing dwelling would not follow the general pattern of development on Wilmington Way or Mayfield Crescent and these small plots would not be in keeping with the immediate locality, which would erode the spacious character of the area. The so-called 'squat plot' features of the design would also compromise the overall quality of the scheme and result in an overdeveloped site. Furthermore, this element of the scheme's design would have a detrimental impact the usability and amenity of the garden which serves as a family dwelling at No. 32 Wilmington Way and, combined with the impact on the character of the area as a result of the reduction in the size of 32 Wilmington Way's plot, should be considered to be unacceptable in planning policy terms and

contrary to Policy DM1 on Housing Quality, Choice and Mix of the Brighton and Hove City Plan Part Two.

- The proposals represent an overdevelopment of the site and would be out of keeping with the character of the surrounding area, contrary to Policy CP14 of the City Plan Part One and Policy DM18 of the City Plan Part Two.
- The Planning Inspectorate's dismissal on Appeal for a similar two-storey rear garden proposal at 29 Wilmington Way (on the northern side of the road), outlined in Appeal Decision APP/Q1445/W/23/3332949 from 11<sup>th</sup> July 2024 indicates that this scheme should also be refused for some of the same reasons.
- The proposed two-storey dwelling would be completely out of keeping with the existing urban grain and the prevailing pattern and rhythm of development on Wilmington Way and Mayfield Crescent.
- A poorly designed dwelling, with no red line on the block plan showing the extent of the proposed dwellings boundaries in relation to No. 32 Wilmington Way, including its proposed garden area, would introduce a large mass of building into a location where there is currently a small garage for use by the occupants of No. 32, who have no alternative means of parking and would instead need to use on street parking, as would any new occupants of the proposed dwelling, adding additional vehicles to already congested surrounding streets.
- Additionally, in relation to the increased traffic levels which would result from this proposal, we feel that the ambient noise climate in the immediate vicinity of the development site, being a corner plot, is heavily influenced by traffic movements on the local road network, again highlighting the potential negative impact which could result from the scheme.
- Lastly, the proposed pedestrian access point is located directly onto the live carriageway, close to a busy junction point, which would pose a safety risk and hazard for all users when accessing/ egressing the proposed dwelling, resulting in an unacceptable impact on the highway and road safety, contrary to Policy DM33 of the City Plan Part Two.

Overall, in this instance, the development should be considered unacceptable in principle due to the limited size of the plot and this Appeal dismissed. The proposed development would be out of keeping with the pattern of development in the surrounding area, with a significantly denser development than neighbouring sites, resulting in a cramped form of development which would not sit comfortably on the land, contrary to Policy CP14 of City Plan Part One and a clear reason for refusal in itself. The high standard of amenity space that you would expect for a new dwelling that could potentially be occupied by a young family as a 'starter home' (as outlined in the application documentation) is also not evident, nor would it be suitable for older people, as the applicant suggests, on road safety grounds given there are no proposals for a ramp and busy roads nearby.

As is required, each planning application should be considered on its merits having regard to local circumstances and the development plan policies that prevail at the time.

The harm identified in this letter regarding the proposals would significantly and demonstrably outweigh any benefits of the scheme, when assessed against the policies in the National Planning Policy Framework (NPPF) as a whole. Consequently, we feel that the presumption in favour of sustainable development, outlined in the NPPF, should not apply in this case given the unacceptable loss of amenity to the proposed occupiers of the new dwelling, the family occupiers at No. 32 Wilmington Way as well as the surrounding neighbours and community.

In view of the above and in accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, as well as having taken regard to the policies and proposals in the NPPF, the Local Development Plan, and all other material planning considerations, we conclude that the proposals outlined in Application BH2024/03140 are contrary to both local and national planning policies and should therefore be dismissed in this Appeal.

Many thanks for your time in considering this letter.

Yours sincerely,

