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to:  
Liz Hobden  
Head of Planning, City Development and Regeneration  
Hove Town Hall, Norton Road  
Hove  
BN3 3BQ

Dear Ms Hobden

**Planning Application BH2017/02533**  
**2 The Conifers, Tongdean Avenue Hove BN36TN**

A recent joint meeting of the Regency Society of Brighton and Hove and the Hove Civic Society was held to consider the current batch of planning applications. I have been instructed to forward to you on their behalf the following comments on BH2017/02533:

1. The present application is not the first to be submitted for this site. We note that the most recent application (BH2017/00134) was for two detached villas with appropriately pitched roofs and an acceptable palette of materials. It was apparently turned down on the grounds of over-development. We note that the present application, although for single dwelling, incorporates a similar built area to the total for the two dwellings in the previous application.
2. It could be argued that the site is totally landlocked and can't be seen from adjoining roads. However, it is overlooked by neighbouring properties and does fall within the Tongdean Conservation Area. The Conservation Area is rapidly losing its homogeneity, and during recent years buildings of wildly different styles and materiality have appeared. We note that the present application in no way attempts to match or respect the prevailing characteristics of the Conservation Area.
3. The sprawling building and its excessively large forecourt area effectively cover a large proportion of the site.
4. The drawings in the submission employ computer-generated rendering and fail to give an explicit image of the proposed building. We note that it is flat-roofed and that its elevations are made up of seemingly random panels of brick, timber and render, though no information is given as to colour or texture.

We therefore recommend that this application be refused on the following grounds:

- the drawings fail to convey accurately the appearance of the buildings
- the proposed building fails to match in any way the prevailing characteristics of the Conservation Area
- the form and scale of the building and its forecourt result in a considerable loss of green space

With best wishes

Yours faithfully,

David Robson, MA, RIBA  
Vice Chair  
Regency Society of Brighton and Hove.

Copy to Maria Seale, Case Officer