

**BH2020/00931**

**Former Dairy 35 - 39 The Drove Way Hove BN3 6LF**

## **Regency Society Comments**

The Regency Society considers that on balance this application is a significant improvement over the one approved on appeal.

The neighbourhood is primarily residential and not a suitable location for offices. Eleven additional new houses would be a welcome exchange for 1,237sqm of offices. The remaining office space is in a detached building adjacent to the road which is not suitable for conversion to residential use.

However welcome the additional houses are, without an increased number of affordable houses their percentage would reduce from 29% to 16%. As the value of the additional housing is greater than the value of the omitted office space it should be possible to increase the number of affordable houses.

Most of the changes to the scheme are improvements upon the approved scheme. All the houses now have private amenity space with at least some greenery. The open courtyards are now mainly private gardens, with tree planting in the common area of the larger one. The access road at the rear of the site no longer has car parking on both sides and the cars are separated from the houses by a footpath.

However, the use of the southern part of the western courtyard for parking, removing two previously approved houses and depriving two proposed ones of their back gardens, is a retrograde step. A way through to the parking on the west side of the access road could easily be created at the north end of the west range by reducing the size of the ground floor of the northernmost house to that of its neighbour.

The new scheme has the same 35 on-site parking spaces as the approved one. Discounting the office space, losing the eight parking spaces from the courtyard would reduce the spaces per house from 1.4 to 1.0. This is still sufficient, given that there is ample underused residents' parking in the vicinity and the site is well served by the No 27 bus on Dyke Road and, less well until Toad Hole Valley is developed, the No 21 bus on Shirley Drive.

25/5/20