

Planning Department,  
Brighton and Hove City Council,  
Hove Town Hall  
Brighton

18 March 2024

Dear sirs,

**Re- 12 Manchester Street, Brighton**  
**Concerning- Planning comment,**

I write with regard to the recent planning application to change the house to HMO & convert the garage into living accommodation.

For 2 reasons it is, almost, impossible to use the existing garage;

1. The House/garage was designed in the 1970s, for smaller cars of that time. Modern cars are known to be bigger, & still getting bigger. Because of the narrowness of the garage it is almost impossible to use the existing garage.
2. Because of the narrowness of Manchester street, it is extremely difficult for modern cars to manoeuvre in or out of the garage.

Because our proposal removes the bicycle storage from the garage we have created a Bicycle store in the rear garden.

Yours sincerely,

*Clive A Hawkins*

Architect