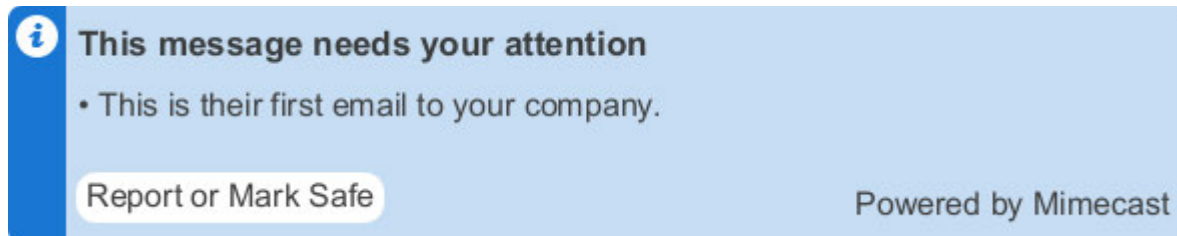


[REDACTED]

From: [REDACTED]
Sent: 29 September 2026 13:30
To: Planning
Subject: DC/26/1417, 17 Penlands Way – photographs and objection from 2 Penlands Rise

Categories: Comments Received



Dear Planning Team,

DC/26/1417, 17 Penlands Way, Steyning BN44 3PN

I submitted an objection to this application through the online portal on 29/09/2026. As the portal does not accept attachments, I am emailing the photographs that accompany my comment, together with the full text of my objection for reference.

I would be grateful if the case officer could visit to view the relationship between the two properties from our side. [REDACTED]

Photographs attached

- **Photo 1:** Our kitchen dining area, showing the patio doors facing No. 17's west gable. The red outline shows the approximate position of the proposed first-floor window.
- **Photo 2:** View from a seated position at our dining table, through the patio doors towards No. 17's west gable. The red outline shows the approximate position of the proposed window, which would be in direct line of sight.
- **Photo 3:** View from our patio doors across our side patio to No. 17's west gable, approximately 8.75m away. The boundary fence screens only the lower part of the wall. The red outline shows the approximate position of the proposed window.
- **Photo 4:** View from our rear garden lawn. No. 17's west gable faces across the width of the garden as well as our side patio. The red outline shows the approximate position of the proposed window.
- **Photo 5:** No. 17's west gable as existing, with no windows at first floor.

The window positions are approximate, based on the submitted drawings.

Objection

I live at 2 Penlands Rise, the property immediately to the west of the application site. I have no objection in principle to my neighbours extending their home, but I strongly object to one element of

the proposal: the new first-floor window in the west elevation, serving the bedroom shown on the proposed first-floor plan (drawing 2026/149, sheet 2 of 2).

At present the west gable of No. 17 has no windows at first floor, and my house has no upper-floor windows facing No. 17. Having walked the length of Penlands Way and this section of Penlands Rise, I have observed only one upper-floor side window, and that is a small, high-level window that does not allow views out. I have not observed any comparable large, clear-glazed upper-floor side window on either street. The proposed window would therefore be an isolated and uncharacteristic feature. No. 17 is the last house on Penlands Way and its side faces the first house on Penlands Rise. At present, neither house overlooks the other across that boundary.

The proposed 1,800mm-wide window would serve a habitable room and directly face our property. The east side of our house has glazed patio doors from our kitchen dining area, which is our main family eating area and the main access between the house and the garden. It also has a second door from our utility room. Both open onto a side patio that is currently completely private, screened only by the boundary fence. The proposed window would be approximately 8.75 metres from our patio doors and approximately 4.65 metres from the boundary. Horsham District Council's home-extension guidance identifies 21 metres as the normal rear-window-to-rear-window separation where first-floor windows serving habitable rooms face each other. While that is not precisely the same relationship, it shows the level of privacy the Council expects. A clear-glazed first-floor bedroom window only 8.75 metres from our dining area and private patio falls far short of it.

Although No. 17 sits slightly lower than our house, a first-floor window would be well above the boundary fence, and there is no intervening screening. Because the two houses are offset and set at a slight angle to one another, the window would look not only towards the side of our house and patio but across the full width of our rear garden. It would therefore give direct views onto our side patio, across our rear garden, and into our dining area. Policy 33 of the Horsham District Planning Framework requires development to "avoid unacceptable harm to the amenity of occupiers/users of nearby property", giving overlooking as an example. The proposed window would cause exactly that harm. The submitted drawings do not show our property, our patio doors or the relationship between the two houses. I attach photographs, labelled with their locations and viewing directions, to show it.

This application must be determined on its own planning merits. However, it is relevant that a new clear-glazed upper-floor side window of this kind could not normally be installed under permitted development rights. Such windows must be obscure-glazed and non-opening below 1.7 metres above internal floor level. That reflects the established importance of preventing overlooking from new upper-floor side windows.

The need for this window arises because the proposed two-storey rear extension removes the bedroom's existing rear-facing window. The resulting loss of privacy to our property is therefore a consequence of the chosen design, not an unavoidable feature of the site, and could be avoided through a different layout.

I therefore ask that the west-facing first-floor window be removed from the scheme, and that the application is not approved unless amended plans are submitted omitting it.

Without prejudice to that objection, if the Council is minded to approve a window in this position, I ask that conditions are attached requiring that:

- the window shall be permanently fitted with obscure glazing of at least Pilkington Level 3 (or equivalent), and any opening part shall be at least 1.7 metres above the internal floor level; it shall thereafter be retained in that form; and

- no further windows or other openings shall be inserted in the west elevation at first-floor level or above without planning permission.

Yours faithfully,

[REDACTED]

2 Penlands Rise

Steyping

West Sussex

BN44 3PJ

Tel [REDACTED]



