Planning@horsham.gov.uk

Marie.Riggs@horsham.gov.uk

Application Number: DC/24/1895 – Objection

Dear Sirs

I would like to object to the proposed extension at No: 5 Netherton Close ("the Property") on the following grounds which amount to material planning considerations given the proposed extension (in its current form) contravenes planning policy:

A.MATERIAL PLANNING GROUNDS FOR OBJECTION:

1. **Layout & Density of buildings**

The proposed extension and the relationship with the neighbouring properties (especially No:6 Netherton Close) will present a cramped site. This is especially true in relation to the proposed side extension to the Property as it sits very close to the boundary of No:6 Netherton Close.

Further, the scale of the extension to the Property will be contrary to the low density of this area and will be incompatible with the existing street scene.

2. **Loss of privacy, overlooking, overshadowing and overbearing nature of the proposal**

The proposed extension to the side of the property is very close to the boundary of No: 6 Netherton Close. This will lead, inevitably, to a loss of privacy, overlooking, overshadowing and the extension will prove to be overbearing to the residents of No: 6 Netherton Close. Consequently, it will directly impact on garden and kitchen use and amenity.

3. **Disturbance from the proposal**

The proposed extension will cause a disturbance and nuisance generally during construction and thereafter.

4. **Design and appearance and associated loss of visual amenity**

The proposed extension footprint to the side of the Property will reduce light for the occupiers at No:6 Netherton Close and will lead, also, to a loss of visual amenity.

The design and appearance of the side extension to the Property will mean that the occupiers of No: 6 Netherton Close will be left viewing a solid brick façade in lieu of the existing natural landscape which is comprised of trees, grass and vegetation which has been in existence since the Property was constructed over some 50 years ago.

5. **Rights to Light**

The construction of the side extension at the Property will adversely affect and reduce the light into the garden and kitchen of the occupiers at No:6 Netherton Close.

B.PLANNING POLICY ENDORSING MATERIAL PLANNING GROUNDS FOR OBJECTION:

The planning policy framework as taken from both the Horsham District Planning Framework November 2015 and Southwater Neighbourhood Plan support the above-noted objections and provide as follows:

A. Horsham District Planning Framework November 2015

Policy 33 states that in order to conserve and enhance the natural and built environment developments shall be required to:

(a) Ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land, for example through overlooking or noise, whilst having regard to the sensitivities of surrounding development;

(b) Ensure that the scale, massing and appearance of the development is of a high standard of design and layout and where relevant relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views;

(c) Presume in favour of the retention of existing important landscape and natural features, for example trees, hedges, banks and watercourses. Development must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development.

B. Southwater Neighbourhood Plan

(i) Policy SNP 16.1 (d) states as follows:

Making sure the design of new development actively responds to other properties in the vicinity ensuring no unacceptable impacts on residential amenity occur.

(ii) SNP 17.2 states as follows:

Development will not be supported if the final building's height would have an adverse impact upon neighbouring properties or the character of surrounding areas.

[redacted]

[redacted]

6 Netherton Close