Dear Sir/Madam,

Re: Objection to Planning Application DC/24/1457 - Sheldon House, Hayes Lane, Slinfold

I am writing to formally object to the above planning application for a new house at Sheldon House, Hayes Lane, Slinfold.

I have significant concerns about this proposal, as set out below;

Planning History

Permission was refused and subsequently dismissed on appeal for a detached bungalow on this site in 1999 (reference SF/41/98 & APP/Z3825/A/99/1021960).

The reasons for refusal related to the cramped nature of the backland development which would have a detrimental impact on the character of the area.

Given that the proposal relates to the same site area, but includes more development in the form of a two-storey dwelling and two detached garages, there has been no material change in circumstances that would overcome the harm identified by the Inspector in 1999.

Impact on Local Character and Landscape

Where plots have been divided for backland development in the immediate locality, this tends to be on sites where there are no neighouring dwellings to the rear (Stoneycroft, Ley Cottage, and Westover, for example). The proposed new dwelling, which would be situated between Sheldon House and Bondone, is therefore inconsistent with the existing architecture and appearance of the surrounding properties due to its cramped position. This would be exacerbated by the inclusion of two detached garages.

This area is valued for its verdant and comparatively spacious character with adequate lateral spacing between buildings to avoid a cramped feel. Planting would be lost to accommodate the development and the new house and garages would unacceptably erode the established feel of the immediate locality. The proposed development would consequently adversely affect the character and appearance of the local area.

Traffic and Highway Safety

The application fails to demonstrate that the access is sufficient to accommodate the additional traffic generated by the additional dwelling and fails to demonstrate that visibility is sufficient to avoid creating a highway safety issue for other road users and pedestrians. We are concerned that the proposal would exacerbate existing congestion issues associated with the mini roundabout serving Six Acres as the access would be poorly positioned and this would be dangerous.

Trees

The development would result in the unnecessary loss of mature and established trees and planting, which provide significant ecological, aesthetic, and environmental benefits to the area. These trees contribute to air quality, help manage water runoff, and serve as habitats for local wildlife, as well as being an important feature in this verdant village. Their removal would have a lasting negative impact on the landscape and could increase the risk of flooding or soil erosion. No sufficient plans have been proposed to mitigate this loss through replanting or preservation.

Environmental Concerns Including Water Neutrality

As the new house would result in an increase in water consumption, the application should be set out how water neutrality within the development will be achieved. No details of water efficiency measures to reduce water consumption have been provided and therefore the development will not meet the requirements of section 63 of the Habitats Regulations.

Additionally, the proposal does not adequately address potential risks of surface water runoff in the area.

The proposed development would have a detrimental impact on local wildlife and biodiversity through the removal of habitat. No Biodiversity Net Gain information has been provided.

Impact on Infrastructure

The development would place undue strain on local infrastructure, including schools, healthcare facilities, and utilities, which are already under pressure. No clear provision has been made to accommodate this increased demand.

Amenity of Local Residents

The development will negatively affect our privacy and amenity as the occupiers of Bondone. The scale and positioning of the house will result in both overshadowing and overlooking of our house

and garden and would be an overbearing form of development. This would result in a severe loss of privacy and light and would be materially harmful to the enjoyment of our property.

Furthermore, the addition of an access between two frontage properties would cause excessive noise and disturbance through traffic movement and light from headlights, which is not currently experienced by neighbouring properties. This would be detrimental to the current level of tranquillity enjoyed by us and our neighbours.

Housing Land Supply

Whilst it is acknowledged that Horsham cannot currently demonstrate a 5 year housing land supply (2.9 year supply as at 1st April 2023), it is only necessary to apply the tilted balance in favour of development if there are no clear policy reasons to refuse the development.

In this case, the adverse impacts of approval (impact on the character of the locality, highway safety, trees, biodiversity, water neutrality, infrastructure, neighbouring amenity) significantly and demonstrably outweigh the benefit of providing one additional dwelling. Such a small contribution to the housing stock of Horsham DC would not outweigh the harm.

Summary

In light of the above concerns and the previously dismissed appeal at the site, I urge the Council to refuse this planning application as the proposal is clearly contrary to Local Plan Policies 32 and 33.

I trust that you will take these points into consideration and ensure that the decision reflects the best interests of the local community.

I would be grateful if you could confirm receipt of this objection

Yours sincerely

[redacted]