From: Planning@horsham.gov.uk
Sent: 03 June 2024 21:08
To: Planning
Subject: Comments for Planning Application DC/24/0407

Categories: Comments Received

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 03/06/2024 9:07 PM.

Application Summary

Address:	7 Silver Birches Small Dole West Sussex BN5 9YT
Proposal:	Removal of existing conservatory, erection of front porch, two storey front, and single storey rear and side extensions
Case Officer:	Jacques Burrowes

Click for further information

Customer Details

Address:	8 Silver Birches Small Dole

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Loss of General Amenity - Privacy Light and Noise
Comments:	Mr J Burrowes Planning Officer Horsham District Council Chart Way, Horsham RH12 1RL By email 28 May 2024 Dear Mr Burrowes, Application No: DC/24/0407 Address: 7 Silver Birches Small Dole West Sussex BN5 9YT Proposal: Removal of existing conservatory, erection of front porch, two storey front, and

single storey rear and side extensions

We are writing on behalf of [redacted] the owner and occupier of 8 Silver Birches, which adjoins the application site to the north-west.

Silver Birches is a small close (no through road) with a distinctive character and unifying architectural style. The close has a verdant and lush character, with many trees and hedgerows in a well-kept, almost parkland, setting. This is accentuated by the surrounding woodland that encloses the close so one is unaware of development outside of this small cul-de-sac. Silver Birches has a definite entry point off Shoreham Road, that also differentiates it from the surrounding development.

The houses on the close display similar form, scale and situation, being set back behind deep front gardens laid to lawns and borders.

Although the dwellings on Silver Birches are late c.20, they are all reflective of early c.20 domestic style of architecture, with 'Arts and Crafts' style elements such as mock Tudor black and white half timbering, and clay hanging tiles for upper storeys. Using these traditional elements was popular in domestic architecture up until the 1980s and 90s, due to its ability to create welcoming, almost nostalgic, suburban neighbourhoods.

It is the ubiquity of this style that gives Silver Birches its distinctive character. Although each house is unique, that they share the same scale, form and architectural style gives Silver Birches a strong visual cohesiveness. The houses can be easily read and appreciated as a single, unifying whole.

The application proposal will be at odds to this established character. The alterations and extensions, particularly the re-working of the front elevation with a two-storey extension, will introduce more contemporary styling onto the close. The expanse of white render to the front elevation coupled with full height glazing at first floor level, and the flat roofed portico, are in stark contrast to the more traditional fenestration, porches and finishes that exist on the close. The proposal is distinctly contemporary, and will be visually jarring in relation to its neighbours. As a result of these alterations, no. 7 will appear incongruous and out of keeping in relation to the rest of the close.

Moreover, the proposed two-storey front elevation will create a double gable, which is wholly out of character with the rest of the close. There are no other properties with principal elevations displaying this double gable form, which will appear overly bulky and out of scale with the rest of the close.

Policies 32 and 33 of the Horsham District Planning Framework (HDPF) seek to ensure that the development in the district promotes high standard/high quality design in order to enhance and protect locally distinctive characters. As submitted, the application does not respect local distinctiveness. More consideration needs to be given to the form and materials used, so as to protect the established character of Silver Birches.

The proposed side and rear extension is also overly large in relation to the house, and the need to use a false pitch roof indicates that the width and depth is inappropriate in relation to the size of the host dwelling.

The ground floor side extension will bring the dwelling closer to the boundary with no. 8 by 3.7 metres, and result in a 3.3 metre high and 8.7 metre long wall only a metre from the boundary with no. 8. This will be overbearing on the neighbour, causing adverse harm to the amenity enjoyed by the neighbours.

Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land. The proposed side extension at 7, Silver Birches would be contrary to policy 33 as it would cause unacceptable harm to the occupants of no. 8, due to extending along the shared boundary for over 8 metres, at a height of over three metres. This would be excessive and overbearing.

In summary, the design, form, massing, scale and materials of the proposed extensions and alterations are out-of-keeping with surrounding development, and would result in material harm to the amenity of the adjoining property. For these reasons, it is respectfully requested that planning permission is refused.

Yours sincerely

[redacted]

Kind regards