25 College Road, Southwater, West Sussex RH13 9EE

Planning Application Ref DC/24/1365

For the Attention of Case Officer: Jacques Burrowes

I am the owner of 23 College Road and, in connection with the above planning application, I would like to make the following observations;

1. I am the only party who has been served with a notice of this application and, despite that being dated previously, I only received it in the post on 21st September. No Notice of Application is apparent nearby. It would be usual to see a notice posted on the front gate to the property or on a close by lamp post for instance. How can this exercise be considered "public consultation" if no one is aware of the application?

2. The application is for a two-storey enlargement of the existing end of terrace property. In gross external terms the submitted plans show the proposal results in a property that would be an increase in size over the original house of over 80%.

3. The proposed extension would represent a gross over-development of an existing small property and is out of character and context with the surroundings. In particular the front elevation, being a continuation of the existing building line, is inappropriate. Horsham District Council's own guidelines on extensions suggest two-storey side additions should be set back from the existing building line.

4. The proposed extension takes up the entire width of the plot and thus the only open access to the rear garden would be by forming a new separate access onto what is presumed to be a public right of way.

5. The drawings submitted with the application have clearly been prepared to encroach right up to the limits of rights of light and the negative effect on my adjoining property caused by the excessive bulk of the proposed two storey extension is substantial. However it is important to note that the 3.0 metre rear extension assumption before one applies the 45 degree angle rule from 25% in from the edge of my windows incorrectly assumes that my rear wall is also the neighbour's. It can be seen on site that no 25 rear wall kicks back behind the line of no 23. The extension thus impinges the 45 degree "rule".

6. Notwithstanding the position as relates purely planning matters, it should be noted that there would need to be a relocation of a public drainage run that would require the consent of the Water Authority and it produces an unnecessarily complicated route. Stormwater run-off is not properly considered or accounted for, including where a continuous guttering run across the rear of all the terraced units now seems to be without any downpipe.

   As a general comment the proposal appears to be to replace in its entirety the existing end of terrace structural wall along with the entire rear elevation structural wall. This is
   ` a massive structural variation , basically leaving only the original front wall standing and

the planning drawings are seemingly produced with the sole aim of maximizing built area with no integrated consideration of buildability or maintenance of utility services. Any works of this magnitude are bound to have a substantial detrimental effect on my property not only long term but during construction. The structural implications of works such as these are such that it would be imperative that a formal Schedule of Condition be commissioned covering no 23 to ensure that any damage is recorded and is the liability of the applicant to resolve.

The length of time that any extension would take to build and its disruptive effect should be dealt with by way of construction noise and time restrictions

7. A permission for any type of extension should have a further condition that no further rear extensions are permitted. In particular a replication of the existing enclosed and roofed decking area to the rear of any more formal extension would be completely inappropriate.

In summary this application should be refused as it represents an overly large extension that would have a significant negative effect on the amenity value of the adjoining properties and is out of character with the small family homes in the immediate area.

[redacted]

23 College Road
Southwater
West Sussex
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3rd October 2025