From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 15 July 2024 14:58:41 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/24/0991
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 15/07/2024 2:58 PM.

Application Summary

Address:	141 Pondtail Road Horsham West Sussex RH12 5HT
Proposal:	Demolition of existing part integral garage with associated front elevation alterations. Erection of a single storey side and rear extension with new pitched roof over existing flat roof extension. Erection of a detached double garage to front of the property.
Case Officer:	Jacques Burrowes

Click for further information

Customer Details

Address:	143 Pondtail Road Horsham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Other - Overdevelopment
Comments:	This 1938 house has had numerous single and double storey extensions over time that have considerably increased its original size. The proposed single story extension along the north side of their property, we feel constitutes an over development of the site. The

proposed north part would only be 0.85 metre from our exterior brick wall which forms the boundary between the two properties. It is also less than 3 metres from the south side wall of our house. We are concerned that the build process would impact our property and that any future maintenance to this extension cannot be performed without the need to either come on or over our property.

We feel that the proposal provides insufficient space between the flank wall of the property and its site boundary. There will be less than one meter between the properties and we feel that this does not give adequate convenience to the occupiers, nor protect the amenities of adjoining residents, nor make provision for the reasonable maintenance of the property within its site boundary, nor to protect the character and appearance of the street scene.

This north part of the extension also changes the character of the mainly detached housing in Pondtail Road by closing the gap between our two houses and in effect creating a terracing effect whereas the vast majority of the detached properties are well spaced.. If this were to be approved, we feel that the Council would struggle to resist other similar properties doing likewise creating a terracing effect and altering the character and appearance of the area

We are concerned that this proposed single story extension to the north could cause damage to our property during the build process. We note that existing drainage to the north of the property would be under the new build, so assume that the drainage would need to be moved to the north and run along the 0.85 metre gap between our properties, along with the current soil pipe and waste to the upstairs bathroom, and this will be in very close proximity to our brick wall.

Before planning permission is considered for this north side extension, we would want provision for a conditions survey by an independent surveyor of our choice to determine the possible impact to our property. We would also want the surveyor to advise of future impacts and remedies we may seek. We would expect the surveyor to be paid for by the building owner.

Kind regards