From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 18 May 2025 14:08:37 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/0684
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 18/05/2025 2:08 PM.

Application Summary

Address:	1 Masons Way Codmore Hill West Sussex RH20 1DZ
Proposal:	Erection of a single storey rear extension, and two storey side extension to form family annex.
Case Officer:	Shazia Penne

Click for further information

Customer Details

Address:	2 Masons Way Codmore Hill Pulborough

Comments Details

Commenter Type:	Neighbour
Stance:	Customer made comments neither objecting to or supporting the Planning Application
Reasons for comment:	- Design - Privacy Light and Noise - Trees and Landscaping
Comments:	We are not objecting to the development however, we would like to lodge the following observations and requests. 1) The Planning Statement, Section 1 'Site and Proposed Development' item 1.3 states the 'neighbouring properties are a good distance away' - the statement only addresses the neighbours to the south and west and not us, the third neighbour,

to the north. Our boundary is approximately 1m away. The new extension comes up to this 1m position.

2) We do not recognise nor accept the redline boundary lines shown in Krona Design drawing 'Site & Location Plan dated 13/02/2025'. Please note the boundary between our property and 1 Masons Way is incorrect - the line of the boundary follows on parallel with the angle of 1 Masons Way. The drawing shows us losing land. Please refer to the original Title Deeds plans for both properties. The new development to the north will continue to be approximately 1m away from our boundary for the duration of the 3.5m extension out from the building. We believe the 2675mm reference to be incorrect.

3) Due to the very close proximity to our boundary and building we politely request that the Applicant and their builders carry out a Condition Survey of the south end of our house, our hedge and fencing and the foul water infrastructure that is running through both of our gardens in that location before starting any work and provide us a copy of the same for review and signature of acceptance.

4) Due to the close proximity of the proposed development we again politely ask that all due care and responsibility is taken by the builder when constructing to not excavate any more than is absolutely necessary to avoid damage to the hedge that presently offers privacy to both us and our neighbours. Furthermore, we request all works are carried out in such a manner so as not to comprise the structural integrity of our house or the foul water infrastructure.

Kind regards

Telephone:

Email: planning@horsham.gov.uk

Horsham District Council