From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 06 April 2025 20:16:03 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/0177
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 06/04/2025 8:16 PM.

Application Summary

Address:	3 Arun Valley Way Faygate West Sussex RH12 0BE
Proposal:	Erection of a rear conservatory.
Case Officer:	Steve Astles

Click for further information

Customer Details

Address:	18 Orchard Crescent Faygate Faygate

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Highway Access and Parking - Overdevelopment - Privacy Light and Noise
Comments:	Dear Planning committee, I am concerned and wish to raise an objection to the application above as the impact on neighbours and access is of concern. Notwithstanding the new build nature of the estate, and lack of conservatories due in part to the negative environmental impact due to lack of insulation and the reflection of light. Therefore the material is not in keeping with the environmentally conscious construction of the neighbourhood, indeed there are no

conservatories in this area due to this impact.

I have done some rough calculations, and can see that the reflection of light from the glass would cause considerable glare into other buildings, and indeed the close nature of these buildings would be negatively impacted by both the construction noise, but also the use of the conservatory as part of a household.

In addition the supply of material for this construction would prevent access to the streets for which there is already a restriction due to the applicant's two cars, they do not fit fully on their driveway and overhang onto the pavement, making it difficult to navigate around a corner with restricted eyeline and danger for the disabled community. Indeed a wheelchair user in the neighbourhood cannot use the pathway and has to use the road instead already, with this application there would need to be assurances that no deliveries or storage of materials either to dispose or construct were stored in the front of the property.

With the delivery of building materials in addition, the corner would become impassable and indeed even if a skip were placed on the property, the cars would then need to be re-parked or stored elsewhere on the estate, for which there is no current provision.

This is in addition to the current planning issues regarding permissions from the estate management company preventing construction, and the water neutrality issues. With this application the increase of flooding in the area would be impacted, as there is already a lack of ground area to drain, and the increase in water output from rain into the drainage system could be problematic, indeed there was a sewage overflow two years ago, and the sewage system is already over capacity, adding the runoff from this would exacerbate the problem.

For the above reasons, I request that the panel object to this development or at least require these considerations to be addressed.

Thank you,

Kind regards

Telephone:

Email: planning@horsham.gov.uk

Horsham District Council

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Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane E aton