From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 24 December 2024 14:24:33 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/24/1791
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 24/12/2024 2:24 PM.

Application Summary

Address:	12 Thornden Cowfold West Sussex RH13 8AF
Proposal:	Erection of a single storey rear extension with roof terrace above.
Case Officer:	Marie Riggs

Click for further information

Customer Details

Address:	14 Thornden Cowfold Horsham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Privacy Light and Noise
Comments:	- Design - Other - Privacy Light and Noise I write to object to the proposed erection of a single storey rear extension with roof terrace above. (DC/24/1791). Whilst I welcome enhancement to the property, I have areas of concern with the proposal; Specifically, these relate to design and overlooking / loss of privacy.

Overlooking / Loss of privacy.

The proposed flat roof viewing platform provides opportunity to overlook, and view into, not only our front and rear garden but more importantly our master bedroom, living room and kitchen.

The 1:500 Block Plan submitted is misleading, showing a measurement from the proposed development to the fence line of 4674cm. This is the furthest point from the boundary and in actuality the proposed construction would permit someone stood on the viewing platform to have their foot level above the fence-line, over our property and less than 2000cm away with a direct view into the rooms listed above, similar to a person standing up a ladder looking into our house.

The plan submitted contains photographs entitled 'Photo Showing Existing West Elevation', this shows the relationship between the properties more clearly. Our property is clearly visible, showing the window to the master bedroom that the proposed development would allow direct line of sight into.

It should also be noted that the proposed flat roof viewing platform will also provide opportunity from overlooking into and loss of privacy of other neighbouring properties that border the proposer's property.

Design appearance and materials

The proposed "Glass balustrade above flat roof" - does not match the existing property. It is also not in keeping, not only with the proposer's property, but also with any other property on the road. The proposed balustrade will be visible from not only our property but the other properties that border the proposer's property and also from the main A272 road through Cowfold. From our property this balustrade will be visible from inside our house and our garden and will dominate our view South.

In addition, the CIL application is incorrect, specifically section 'Part 4b'.

This asks: [Does the application include creation of one or more new dwellings (including residential annexes) either through new build or conversion (except the conversion of a single dwelling house into two or more separate dwellings with no additional gross internal area created)?]

This should be answered as 'Yes' rather than 'No'. The proposed

development creates a new dwelling (residential annex) and does so by creating additional gross internal area.

Kind regards

Telephone:

Email: planning@horsham.gov.uk