[redacted] [redacted]

Sent: 09 July 2025 17:33
To: Planning
Subject: proposal for 105 Pondtail Road Your ref: DC/25/0866

Categories: Comments Received

Good Afternoon

Objections to the giving of planning consent for 105 Pondtail Road Your ref: DC/25/0866

We are writing regarding the new and revised proposed planning permission for 105 Pondtail Road, Horsham, RH12 5HT.

We are the owners of 103 Pondtail Road RH12 5HT.

We have some concerns and comments on the planning proposal, but firstly we must comment on the work having been done to date. The builders (we use the term loosely) started tearing down the original house from the time they entered the site approximately 2.5 years ago. The builders tore down the house with no scaffolding, knocked down brick walls with no safety netting and at one time the whole side of the house brick wall next to our property fell on our wooden fence, destroying the structure, whilst [redacted] was in the front garden. Thank goodness our granddaughter wasn't playing nearby. The builders and their 'site manager' had agreed and promised to pay for the damage [redacted] to our fence and posts but have to date failed to do so. They appear negligent in not conforming to even basic health and safety standards and regulations.

The timber from the house was burnt by the builders in the front garden (we know that this had been reported to environmental services) and the footings that were dug over 2 years ago are bigger than ever due to landslip (2 metres wide in some places) and during the winter were filled with water encroaching close to our property line and creating a health hazard. At that time, drainage from the work was run via a gutter unto the pavement near the road creating a hazard of mud and muck for anyone walking or driving/cycling past. There has been no real thought for health and safety for both the workers and others living or walking near the site which has never been properly secured. The building site has remained a tip throughout, with neighbourhood children playing there from time to time with broken glass, mounds of dirt, large holes from the footings filled with water. and a complete hazard. The police have been involved. The inadequate and unsecured fencing placed across the front of the drive, fell down on the first windy day.

The owner of the property had told us that they did not realise that their builders were going to demolish the whole house as they were instructed just to remove the roof so this application is somewhat surprising in its written contents. We had brought our concerns regarding the builders and how they were working to the owners.

In terms of the new proposed structure, this has substantially changed from the original agreed extension and we note that there is now an expansion to the rear of the 1st floor facing 103 Pondtail Road at the back of the house, which is larger than the original plan and will obscure the light from our first floor window and we object to this. This plan is not in keeping with there only being a ground floor extension to this part of the house. The addition of a larger first floor not only dwarfs our house but looms over the side of the house where our front door is located (yes it is on the side facing 105 Pondtail Road) and would in fact devalue our house. In addition a Juliet window is proposed to the front of the side elevation facing our garden and driveway which overlooks us and we object to this as this should be a normal standard window. The size of the house is so much larger than the houses on either side, has a much larger footprint than the previous house, and now includes a 1st floor addition not included in the original application which overlooks our front door. The proposed size of the house is not in keeping with the houses in this part of Pondtail Road.

Thank you for the opportunity to comment on the proposed plan and I trust our comments will be taken into consideration by the planning committee.

Yours sincerely

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