From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 27 November 2024 18:47:26 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/24/1099
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 27/11/2024 6:47 PM.

Application Summary

Address:	50 St Leonards Road Horsham West Sussex RH13 6AR
Proposal:	Erection of a single storey side / rear extension
Case Officer:	Meg Bayliss

Click for further information

Customer Details

Address:	105 St Leonards Road Horsham

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Other - Overdevelopment
Comments:	Details revealed in Planning Application DC/24/1099 Under Description of Proposed Works Please describe the proposed works Rear ground floor kitchen extension . There are no internal plans to substantiate this. Has the work already been started without consent?

Answer "YES"

If Yes, please state when the development or work was started (date must be pre-application submission) Answer 22/10/2022 Has the work already been completed without consent? Answer YES

If Yes, please state when the development or work was completed (date must be pre-application submission) Answer 27/08/2023

I would contend therefore (as the work was completed 10 months ago (According to the Declaration dated on Application as 19/06/2024) The elevation plans should not be referred to as "proposed" but "existing " The ones which are shown as "existing" are technically "formerly"..

When it comes to the location plan. The owner/applicant still does not own the land which the new re-located boundary fence has absorbed. Unfortunately, I know that "land ownership " is not a material matter when making a planning decision.

However I would point out that under:
Ownership Certificates and Agricultural Land Declaration

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days
Answer YES As I commented under DC/23/1197 it will take 10-12 years before an application for Adverse Possession can be made to amend the Title Deeds with Land Registry before the Applicant can say he owns all the land.

Just like with DC/23/1197once again he should be requested to complete a Certificate D.

It is obvious from viewing the distance beyond the west gable end wall from what should be a necessary site visit, that there is a portion that extends over the applicant's true ownership.

When it comes to the Supporting Statement dated 16/07/2024. I will check if there will be the expected letters of support that should be required to substantiate the claim by the Applicant that some people really like the work and the extension. There will, of course, be many who do not..

The Statement is more "subjective" rather than "objective".

I am disappointed that given the sensitive issue both for the permitted DC/23/1197 and now DC/24/1099 that a Site Notice wasn't produced for display at the premises so the wider public and certainly local residents could have their say which is important. Without this only the immediate neighbours are aware.

Finally, I will refer once again to DC/23/1197 where a letter from Southern Water dated 31/07/2023 discusses an issue over "build over sewer" and The length of sewer to be built over under the terms of Part H of the Building Regulations. There is no evidence on file that there has been any such "build over sewer" has been resolved. I trust that Southern Water will again be consulted

It should be mentioned once again that the Applicant did not use the services of Horsham District Council's Building Control Department but a Private Building Control Company. Name and Number of this is withheld from members of the public.. Where it is only required to register with the Local Building Control Department This is in the form an Initial Notice (IN) No plans are required.

Also, 31/07/2023 is just one month before the Applicant declared that the extension was completed on 27/08/2023.

Kind regards