

FORMAL OBJECTION TO PLANNING APPLICATION DC/26/0980

SITE: Blenheim Rise, Lower Street, Pulborough

PROPOSAL: Raised Decking and Summer House

I am writing to formally object to the above application on the following grounds:

1. Loss of Privacy and Overlooking

My principal concern is the proposed creation of a substantially raised recreational area and viewing platform extending across the whole of the rear garden at Blenheim Rise. The garden is on a significant slope and the proposed development appears to raise the existing higher level of the garden even further. This will create a substantial elevated viewing platform with an outlook towards neighbouring properties, including mine.

The height of this proposed recreational area in relation to my property is of particular concern. The elevated position of the proposed development will enable people using it to look towards my property and, in particular, into my bedroom windows. My property is at a lower level than the neighbouring garden, meaning that the proposed raised recreational area would bring people using it to approximately the same level as my bedroom windows. This would result in an unacceptable loss of privacy in my home.

There was previously established conifer screening along the boundary between our properties, which was removed by the current owners after they moved into Blenheim Rise. I was told that the screening would be replaced but this has not happened to date. The removal of the established screening has left my property considerably more exposed to the neighbouring garden than it was previously.

The proposed application indicates that the raised platforms will extend across the whole of the rear garden. I would therefore not only be affected by the elevated area associated with the proposed summer house, but, more significantly by the second raised area immediately adjacent to my boundary. Both would create elevated viewpoints towards my property, but I am particularly concerned about the latter because of its immediate proximity to my garden and the potential for direct overlooking and loss of privacy in my home.

The submitted plans do not seem to clearly indicate the finished level of the proposed raised recreational area adjacent to my property, and therefore the height at which people using the recreational area will be positioned in relation to my home. Given the potentially very significant impact on my privacy, I believe this is a matter that requires careful investigation and assessment before the application is determined.

I therefore request that a planning officer visit my property at their earliest convenience to assess the situation for themselves.

Works have already commenced on the site and there are indications that further works are continuing. I therefore request that the site visit takes place as soon as possible and before any further construction of the proposed recreational area takes place.

2. Appearance and Visual impact

I am concerned about the appearance and visual impact of the proposed development, particularly the scale and elevated form of the proposed recreational area and viewing platform. The development would introduce a substantial raised structure extending across much of the rear garden, creating a visually prominent and intrusive feature when viewed from my property.

I consider the scale and elevated nature of the development to be inappropriate in this location and out of character with the existing garden setting.

3. Noise and Disturbance

I am also concerned about the potential for noise and disturbance arising from the proposed development. The elevated position of the raised recreational area is of particular concern, as my property is located at a lower level than the neighbouring garden, with my bedroom windows positioned approximately at the same level as the eye line of people using the raised area.

Noise and ordinary conversation from people using the raised platform would therefore be more readily heard within my home, particularly when the windows are open during warmer weather.

4. Request for a site visit

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