From: Planning@horsham.gov.uk
Sent: 22 September 2023 09:22
To: Planning
Subject: Comments for Planning Application DC/23/1342

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 22/09/2023 9:22 AM.

Application Summary

Address:	23 Fawn Rise Henfield West Sussex BN5 9EZ
Proposal:	Erection of a single storey rear extension.
Case Officer:	Bethan Tinning

Click for further information

Customer Details

Address:	21 Fawn Rise HENFIELD

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Privacy Light and Noise - Trees and Landscaping
Comments:	PLANNED ERECTION OF A SINGLE STOREY REAR EXTENSION AT 23 FAWN RISE, HENFIELD - PLANNING REFERENCE No DC/23/1342. Reasons of objecting to the erection of a single storey dwelling at 23 Fawn Rise. DESIGN. The design of the extension from an aesthetic point of view is appropriate and in keeping with the associated dwelling. However there are a number of issues that it's proposed position on the boundary of No 21 Fawn Rise, that will result in a unacceptable level of encroachment. These issues are as follows: - 1. The extending of the plinth at low level will place this within the demise of 21 Fawn Rise, which will not be permitted.

2. The foundation width of 600mm will require excavation into the demise of 21 Fawn Rise, which will not be permitted.
3. The rainwater goods are shown oversailing the demise of 21 Fawn Rise.
4. To construct this extension in its present position would require access onto a heavily mature landscaped part of rear garden of 21 Fawn Rise.
The most satisfactory resolution for the above issues would be to move the South facing wall of the planned extension away from the boundary of 21 Fawn Rise by a minimum of 225mm. Other means of mitigation would be to remove the plinth detail (Item 1). Remove the gutter, which seems pointless anyway as the design fall of the roof is toward the West and by installing a small upstand in the roof construction on the South and North of the extension the requirement for rainwater guttering on these elevations is removed (Item 3). The foundation design and construction method would need to ensure that it stayed within the demise of 23 Fawn Rise (Item 2).

TREES AND LANDSCAPING
The construction of the planned single storey extension at No 23 Fawn Rise will heavily impact the mature landscaping along the Southern boundary of No 21 Fawn Rise. This landscaping comprises of, but not limited to a mature Wisteria, a fruit bearing Kiwi, Banana, a number of Agapanthuses and an Olive tree. These were planted as small plants over 15 years ago and are now well-established mature plants with substantial trunks and root systems that have now grown along the boundary and across the rear of 21 Fawn Rise. Any incursion onto the garden of No 21 Fawn Rise will result in seriously damaging effect on the life and health of these plants. The other consideration would be the ability to construct the extension without permitted access to/over the rear garden of No 21 Fawn Rise and/or removal or substantial reduction of these precious plants.

LIGHT OVERSHADOWING
The planned extension will reach a height of over 1 metre above the existing fence line and extend out by 3 metres. This will remove a substantial amount of natural and much needed daylight from the kitchen/dining room of No 21 Fawn Rise. This room is already starved of natural light due to the development of the "Persimmon" built last Phase of the Parsonage Farm Development. The planned extension will exacerbate the already gloomy feel within this heavily utilised part of the dwelling and detrimentally affect the use of the part of our home.

Kind regards