From: Planning@horsham.gov.uk
Sent: 02 October 2024 09:07
To: Planning
Subject: Comments for Planning Application DC/24/1368

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 02/10/2024 9:06 AM.

Application Summary

Address:	47 Hills Road Steyning West Sussex BN44 3QG
Proposal:	Erection of a part two storey and single storey rear extension. Alterations to boundary fence.
Case Officer:	Steve Astles

Click for further information

Customer Details

Address:	49 Hills Road Steyning

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Loss of General Amenity - Privacy Light and Noise
Comments:	Dear Planning Committee We are the owner-occupiers of 49 Hills Road and have lived here for 22 years. Our home is located next door to the south and down slope of 47 Hills Road. We wish to object in the strongest possible terms to the proposed planning application for an extension at 47 Hills Road. The plans as submitted do not show the detrimental effect that the extension will have on our property in relation to overshadowing and loss of light. Specifically: 1. Our living room and master bedroom windows are positioned at right angles and to the north of the proposed extension. Throughout the year, and particularly in winter, both will be overshadowed by the extension resulting in significant loss of light. This is even more acute as the impact is on the principal windows of both rooms. We have lived in this property for more than 20 years and have had the benefit of light for all that time. We spend most of our time at home in these two rooms. 2. The plans as submitted do not include contour lines and thus fail to show the angle of slope and elevation of No. 47 relative to our property at no. 49. The no. 47 plot is at an elevation of approximately 1.5 m higher than our property, thus amplifying the impact of overshadowing on

our living room, master bedroom, and patio.
3. An earlier single storey extension at no. 47 Hills Road was approved by Horsham District Council some years ago and had clearly taken account of the likelihood of overshadowing on our property. By contrast, this proposed further development will turn part of that extension to two storeys, significantly overshadowing the rear of our property with the detrimental impacts identified above.
4. We invite the planning committee to consider the building line evident for this part of Hills Road. The proposed raising of the extension to two storeys is out of line with this, opening the possibility of further overdevelopment in an area where garden space is needed for biodiversity improvement and to manage rainfall run-off.
5. We are not planning experts, but we believe that the 45-degree planning principal has not been considered. The plans submitted are vague as they do not contain accurate measurements demonstrating the devastating effect the proposed building would have on our home and amenity.
6. We would like to invite anyone involved in deciding on this planning decision to our Home to view for themselves the impact the building would have on our lives.

Thank you for considering our objections to this application.

Yours sincerely

[redacted]

Kind regards