From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 20 August 2025 15:25:32 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/1142
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 20/08/2025 3:25 PM.

Application Summary

Address:	50 Broomfield Drive Billingshurst West Sussex RH14 9TN
Proposal:	Partial garage conversion, erection of a first floor side and rear extension, alterations to existing windows and doors. Installation of rooflights on the right elevation.
Case Officer:	Halima Chowdhury

Click for further information

Customer Details

Address:	48 Brooomfield Drive Billingshurst

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Other - Privacy Light and Noise
Comments:	Height, depth and overlooking. We consider that the proposed two-storey extension would overlook/overshadow our property because it is on land that is 35 to 40 cm higher than our property and it would extend the upper storey eastwards by between 3 and 4 metres beyond our upper storey. None of the other three link-detached houses on this part of the estate (Nos 52, 48 and 46) have two-storey extensions. We ask that the proposed extension

be limited to one storey so that it does not overlook or overshadow our property.

On the wider Broomfield Drive/Maple Road estate other two-storey rear extensions on link-detached houses do not overlook the adjacent property in the same way. They are either separated by the width of two garages, located on a corner plot, or the front building line is staggered and nearer the road than that of the adjacent house, meaning that the rear extension does not protrude significantly beyond the rear of the adjacent house.

Loss of privacy, upstairs windows. The proposed additional upstairs window on the south side of the existing house would face our property, overlooking the passage between the houses. To retain our privacy, we ask that this window be non-opening and limited to the same depth as the existing window towards the front (west) of the house. We also request that it should have diffused glass.

Loss of privacy, downstairs windows. The drawing supplied appears not to be accurate in terms of the height of the fence. The existing fence (owned by No 48) between the properties is only 0.84 metres from ground level of No 50 and 8.7 metres long and thereafter the fence is 1.75 metres from the ground level of No 50. Any windows at ground floor level will overlook our property. We ask that permission is not granted for additional ground floor windows and that any windows on the side of the house are non-opening and of diffused glass.

Design and appearance. We are concerned that the design and appearance is out of keeping with the other link-detached houses on this part of the Broomfield Drive estate, particularly at the rear.

Smells. Location of the kitchen at the south side of the house would indicate that there may be an extractor fan that would be likely to emit cooking smells towards our property. We request that any kitchen extractor fan is located so as not to emit smells towards No 48.
Drainage, sewers. Clarification is required about the arrangements for drainage. A joint sewer runs below the existing single-storey extensions from No 52 to 46 and possibly beyond. We are particularly anxious that Southern Water, as owner of the joint sewer, is involved in the construction process. The kitchen is apparently being moved to the south side of the house and it is unclear what arrangements are proposed for kitchen waste water to drain to the joint sewer.

Drainage, surface water. No details are given provided about drainage of surface water and gutters. There appears to be a joint surface water drain between our property (No 48) and No 50. There is no indication of the proposed drainage arrangements and how they will affect the property at No 48.

Kind regards

Telephone:

Email: planning@horsham.gov.uk

Horsham District Council