From: Planning@horsham.gov.uk
Sent: 24 July 2024 00:02
To: Planning
Subject: Comments for Planning Application DC/24/0906

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 24/07/2024 12:01 AM.

Application Summary

Address:	101 The Boulevard Horsham West Sussex RH12 1FF
Proposal:	Conversion of loft into habitable space including 2no rooflights to the front and 1no dormer to the rear
Case Officer:	Bethan Tinning

Click for further information

Customer Details

Address:	14 Howard Place Horsham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Overdevelopment - Privacy Light and Noise
Comments:	My family and I wish to object to this proposal for the planned loft extension, in particular to the requested dormer on the rear of the roof in the address 101 The Boulevard Horsham West Sussex RH12 1FF. We are neighbors to the property whose garden, directly backs onto the rear of their house. A dormer is going to mean a window overlooking all our neighbors gardens, with direct line of sight in particular to our garden and property. We currently have laurels planted in our garden at the back fence, which backs this property to offer privacy from their 1st floor windows. The height of these are barely sufficient to achieve this and only offer some separation given the closeness of the two gardens. Additional viewing platforms that would be created as a consequence of adding windows in a loft extension would further protrude and infringe on our personal living space and there is no negating factors that we could implement to ensure our privacy is maintained. This in itself we believe would also devalue our own property, if/when we

came to sell as to the negative opinion others would share in being overlooked.

All the properties on the Highwood estate are also under Berkeley's covenants, which owners agree and sign up to when purchasing their house. This dictates that no external alterations be made to the house within the first 5 years without the consent of Berkeley Homes and the Local Planning Authority. This particular house (I know) has only been up for approx. 3 years and occupied less than that, so would also enquiry and request evidence that Berkeley's is aware and has expressed written permission that they too consent to the proposed modification.

Our understanding is that the owners of the property do not live here either and are enacting this change in an effort to attract a larger property size for the rental market. This is not what such properties were built for or should be redesigned for, and as such additional living space, in the form of bedrooms is also going to mean more cars and disturbance, which will infringe on the availability of visit parking spaces (which are limited) within the estate. It is already difficult to ensure there is room for a visitor to park their car when coming here, without increasing the likelihood of those living in this house will use them indefinitely as the house only offers 1 parking space for a car in their drive.

We were also only made aware of this by chance from another concerned neighbor. I would question whether proper due care for informing all impacted neighbors and local residents has been followed, as checking with my neighbors either side of us, neither was aware and having only just returned home from a holiday it was fortunate that another came over and spoke to us ahead of short deadline set to contest. The re-structuring of the # of bedrooms/living space within the property would also mean that our estate service charges that we pay to Courtney Green would be unfairly skewed as they are prorated based on the number of bedrooms of the houses within the estate and increasing for this property is going to mean others are unfairly impacted.

For the above reasons we believe the proposal contradicts the provisions in our Berkeley Policies, adversely impacts Courtney Green estate management as well as the Policies defined in the NPPF 2023.

We express our concerns be taken into consideration in the reviewal and objection of this proposal and evidence for all concerns raised, shown to be mitigated or address prior to any formal decision is given.

Yours kindly

[redacted]

Kind regards