From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 09 January 2025 20:35:38 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/24/1457
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 09/01/2025 8:35 PM.

Application Summary

Address:	Sheldon House Hayes Lane Slinfold West Sussex RH13 0SQ
Proposal:	Outline application for the erection of a dwelling with all matters reserved.
Case Officer:	Hannah Darley

Click for further information

Customer Details

Address:	Sheldon House Hayes Lane, Slinfold Horsham

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer made comments in support of the Planning Application
Reasons for comment:	- Other
Comments:	I am commenting on the objections raised by the owners of four properties. Bondone Planning History The previous application was made in 1999 and was rejected for three reasons: 1. The plot would not permit development of a standard

"compatible with the existing development in the area". Since that time the village has materially changed with five developments which have increased the amount of dwellings by nearly 30%.

These developments are:
Wicket Gardens - 24 units;
Six Acres - 56 units;
Welwyn - 14 units;
Brick Lane - 24 units
Spring Lane - 13 units.

Each of these developments contains some four bed units. Wicket Gardens has 4 four bed houses, each on plots smaller than the proposed site at Sheldon and two chalet bungalows on plots of a similar size to the proposed Sheldon plot.

Welwyn has 5 four bed houses, all on plots smaller than the proposal for Sheldon.

Brick Lane has 3 four bed houses, all on plots smaller than the proposal for Sheldon.

This suggests that the proposed Sheldon plot is now compatible with existing development in the area.

2. "Unsatisfactory form of backland development with poor access and adversely affect the privacy and quiet enjoyment of neighbouring properties". The Sheldon plot is larger than Bondone, the closest neighbour, which in itself is a backland plot hemmed in by three other properties. The previous access snaked through the back garden of Boyne House next door. This is not the case in the current application.

3. "If this proposal were permitted it would be difficult to resist similar proposals the cumulative effect of
which would be to alter the character of the area". It is my opinion that the character of the village has already been substantially altered by previous developments since the previous application and one additional dwelling tucked away will make no difference.

Impact on local character and landscape
The owners of Bondone talk of verdant and comparatively spacious character with adequate lateral spacing. However, the three houses to the left of Sheldon all have backland properties behind them.
Bondone itself is a backland property with close immediate neighbours.
Slinfold is a patchwork of different architecture over the last two hundred years.
Sheldon itself is an unremarkable bungalow between two extended Victorian properties.

Hayes Lane is a mixture of small terraced houses, bungalows and large houses.
There is no consistent architecture and the addition of this property would not impact in any meaningful way.

Traffic and Highway Safety
Highways, WSCC have commented on this.

Trees

I find it very difficult to accept any comments from Bondone regarding the loss of mature trees as I have spent the last two years opposing their desire to have my mature trees at the border with their garden reduced in height from 8m to 2.4m. I have recently been ordered by the Department of Environment to reduce their height in stages to 4.4m which I am compelled do regardless of the ecological, aesthetic and environmental benefits that Bondone say they bring.

Environmental Concerns and Water Neutrality
These are reserved matters.

Impact on Infrastructure
Being only a single dwelling, any impact would be very marginal.

Amenity of Local Residents
Even when the trees are reduced to 4.4m, it would be impossible to see into Bondone's garden assuming that the new dwelling was as little as 5m from the boundary. If located 8m from the boundary the ridge line would not be visible from anywhere in Bondone's garden. There would be no view of the new dwelling and no reduction of light to Bondone.

No neighbouring properties would be affected by headlights from cars leaving as there are no properties opposite the access:

Housing Land Supply
These points have all been addressed above.

Boyne House

Note: Prior to their purchase of Boyne House, we informed the agents of our intention to carry out undefined development works at Sheldon House. The current owners knew this when they purchased the property.

Trees and Landscaping
To the rear there are no mature trees separating Boyne House from Sheldon House, mainly brambles. There is a 1.8m high fence separating the properties that would remain. To the front there are

some laurels which are due for removal in any event.

Drainage run off management
The statement that all properties locally have soakaways is incorrect. The existing building predates the separation of surface and foul water drainage systems and all surface water is discharged into the main sewer system so there is surface wate discharge from the existing building into the land. The use of suitable materials for driveways coupled with the introduction of a modern soakaway would minimise any increased risk.

Privacy
The proposed outside living space is no different from that which already exists.

Overdevelopment
The proposed new plot is of a similar size to the nearest local plots in Park Road (Northanger, Friendly Cottage and 2 Rustic Cottages) and larger than the plots of Bondone, 1 Park Road, Langdales, Mascot and 1 Rustic Cottages) so is not an overdevelopment of the area.

Highways and Access
Highways, WSCC have commented on this.

Rosebank

Disturbance during development/overdevelopment
Due to changes in the law preventing the use of red diesel (i.e. tax free) there has been a significant shift in the industry to the use of electrical (quieter) plant. The proposed plot is approximately 40m from Rosebank and shielded from noise by brambles, gorse and hedges which all have sound reducing properties. Please see elsewhere for comments on overdevelopment.

Trees and Landscaping
There are no current plans for the removal of any trees on the boundary between Rosebank and the proposed new dwelling.

Drainage and clay
The existing building predates the separation of surface and foul water drainage systems and all surface water is discharged into the main sewer system so there is surface wate discharge from the existing building into the land. The use of suitable materials for driveways coupled with the introduction of a modern soakaway would minimise any increased risk.

Increase in traffic and access
Highways, WSCC have commented on this.

Stoneycroft
Privacy - views into living rooms and bedrooms
There is a line of conifers currently blocking views of Stoneycroft from Sheldon House.
There are no current plans for their removal.

Flooding
The use of suitable materials for driveways coupled with the introduction of a modern soakaway would minimise any increased risk. The existing building predates the separation of surface and foul water drainage systems and all surface water is discharged into the main sewer system so there is currently no building discharge into the land that needs consideration.

Environment
There are approximately ten conifers between Stoneycroft and Sheldon House. There are no current plans for their removal. Landscaping is a reserved matter.

Building Plans
There are no building plans at present as this is a reserved matter.

Kind regards

Telephone:

Email: planning@horsham.gov.uk