[redacted]

Sent: 15 September 2024 13:50
To: Planning
Subject: OBJECTION to DC/24?1222

[redacted]

Categories: Comments Received

I live next door to the house where this extension is proposed.

In addition to my Objection I have also attached 4 documents in which I have tried to show the impact of this proposal.

[redacted]

Thank you in advance for considering my objection.

[redacted]

Objection to Application for Planning Permission DC/24/1222.

Case Officer Shazia Penne.

Objection made by:-

[redacted]

106 Hormare Crescent,

Storrington.

RH204QR.

[redacted]

[redacted]

Objection to Planning Application

1. Introduction This objection has been organized in accordance with the categories proposed by the planning department. Key concerns have been raised regarding issues of trespass and encroachment, as well as significant alterations to light and views.

2. Trespass and Encroachment - Legal Considerations:

The grant of planning permission does not absolve applicants of their obligations under civil law. There are instances where applicants believed that planning permission negated civil liabilities. It is requested that the planning department address this point with the applicants.

3. Documentation: Four supporting documents are included that illustrate how the proposed extension will alter the existing views and light for the occupants of 106 Hormare Crescent.

Trespass and Encroachment

The existing boundary wall acts as the dividing line between the two properties. Any extension that overhangs this wall could be deemed unauthorized trespass, impacting the neighbouring property.

The plan appears to show that the rake board, the roof and the front and rear gutters will overhang 106 Hormare Crescent.

While the minimal overhang of the existing flat-roofed garage and extension is noted, the proposal to extend further with a new roof will create a much greater degree of trespass. There are no specifics on how far this overhang will extend into the neighbouring property.

The proximity of the proposed heightened boundary wall of 104 Hormare Crescent to 106 Hormare Crescent will be very small. Should this plan be approved every additional centimetre that the roof

overhangs will reduce the meagre light left by a further 1 per cent. This causes significant concerns for the property owner at 106 Hormare Crescent.

Design

1. Gap Reduction. The proposed design would reduce the gap between the upper stories of 104 and 106 Hormare Crescent from 3.7 metres to approximately 1 metre. This development into the existing space is concerning, as it will significantly impact light access, and overall living quality for the residents of 106 Hormare Crescent. The effect of this proposal will be to change the appearance from clearly defined houses to what would look more like a terrace of houses. (See Document 1).

2. Extension Projection. The proposed extension plans suggest a significant first floor projection of nearly 2 metres beyond the front of the first storey of 106 Hormare Crescent. Similar extensions have not been previously approved in the area indicating potential non-compliance with established local planning norms. (See Document 2).

3. Detrimental Impact: The anticipated reduction in separation of the properties above ground floor level of about 75% – could adversely affect occupants of 106 Hormare Crescent, creating a sense of enclosure, loss of light, and decreased overall enjoyment of their living environment. (See Documents 3 &4).

Loss of General Amenity

Environmental Impact

The layout of the 17 houses surrounding a central piece of land facilitates the movement of birds, butterflies, and bees, which use the current first-story gaps for access to the gardens. The proposed development decreases these access points, from the South, impacting local wildlife and diminishing the natural ecosystem within this small community.

Other

1. Structural Concerns -

Existing Wall. The boundary wall between 104 and 106 Hormare Crescent is currently the garage wall of 104, standing approximately 2.5 meters tall and weighing around 2 tons.

Proposed Extension. The plan proposes raising this wall by a minimum of 2.5 meters at the lowest point and 5 meters at the apex. Furthermore, an interior wall and roof will add further weight to the existing foundations.

Foundation Issues. The potential foundation work required to support this additional weight is unknown. There are concerns regarding how this increased load will impact the existing foundations of 106 Hormare Crescent, which could compromise its structural integrity.

2. Access Concerns.

Access for Workmen. The proposed work lacks accessible entry from 104 Hormare Crescent, relying solely on the passageway owned by the occupants of 106. This necessitates workmen walking through the driveway or lawn of 106 Hormare Crescent, creating significant disruption.

Access for Occupants of 106. The only access between the front and back gardens of 106 Hormare Crescent is through the same passageway. If construction occurs, the occupants may be blocked from transitioning between these spaces freely, impacting their quality of life.

3. Financial Implications.

Property Value: The proposed extension will reduce the natural light to the front, side, and rear of 106 Hormare Crescent, potentially making the property less desirable and negatively affecting its market value.

Structural Rigidity Concerns: There are apprehensions that the proximity of the planned extension may compromise the structural rigidity of 106 Hormare Crescent, leading to unknown financial repercussions for the property owners.

Potential Damage Costs: There is also a lingering worry about potential damage caused by workers transporting materials across 106 Hormare Crescent. Any resultant damages would incur repair costs.

Overdevelopment

1. Diversity in Housing Types. Hormare Crescent currently features a mix of houses and bungalows, with a predominance of 4-bedroom houses. Allowing unrestricted extensions may homogenize the housing structure by favouring larger homes, which can impact the diversity of housing options available in the area.

2. Social Makeup. An increase in the prevalence of larger homes, resulting from extensions, could lead to socio-economic shifts in the community. If property values rise disproportionately, it may render affordable housing options inaccessible for many families seeking residence in the area.

3. Market Dynamics. The argument against extending 3-bedroom houses, given there are sufficient 4-bedroom options available, highlights the need for sensible land use. Encouraging excessive extensions may create artificial scarcity and inflate property values beyond reasonable levels, impacting overall affordability.

Privacy, Light, and Noise Concerns

Privacy -Site Access and Disruption.

The construction process will require workmen to access the garden of 106 Hormare Crescent, which can infringe on the privacy of its residents. The proximity, with workmen passing the ground floor front window, compromises the peaceful enjoyment of their home.

Light - Restricted Natural Light.

The development threatens to significantly limit natural light entering various parts of 106 Hormare Crescent. Losing visibility of sunsets and other natural light experiences will not only affect the internal ambiance of the home but could also be detrimental to the mental well-being of its occupants.

Narrow Passageway Consequences. With only 1 metre of space between the two houses, the lack of natural light in this tight corridor will create a dark and potentially hazardous walking environment when moving between the front and rear gardens. This area is crucial for safety and daily activities, making it particularly concerning.

Gardens' Sunlight Exposure. The rear of both homes face north, the existing gaps that allow sunlight to reach the parts of the rear gardens are important. The proposed extension will block this sunlight, significantly reducing the usable and pleasant outdoor space for both houses.

Noise

The noise from construction activities, especially happening in the limited access area of the passageway between the houses, will be invasive for residents of 106 Hormare Crescent. The ongoing noise will also be unavoidable in both front and rear gardens, negatively impacting their ability to enjoy their home and outdoor spaces.

Previous Noise Experiences. Recent construction work conducted inside 104 Hormare Crescent was already audible within 106 Hormare Crescent; it raises concerns about the exacerbation of noise levels during ongoing exterior work. This suggests that even routine activities could be felt as disturbances in daily life.

Suggestion:

In the event the planning department deems the proposed plan not to signify 'Overdevelopment' and is inclined to approve an extension for 104 Hormare Crescent, a more fitting alternative should be considered:

Modest Rear Extension: Instead of elevating the existing boundary wall at the East side of the premises, a modest extension at the North side of 104 Hormare Crescent could be proposed. This alternative would address concerns regarding trespass, design, loss of amenity, privacy, light, noise, and other concerns.

Front View 106 Hormare Crescent. Taken 14:10 14/9/2024.

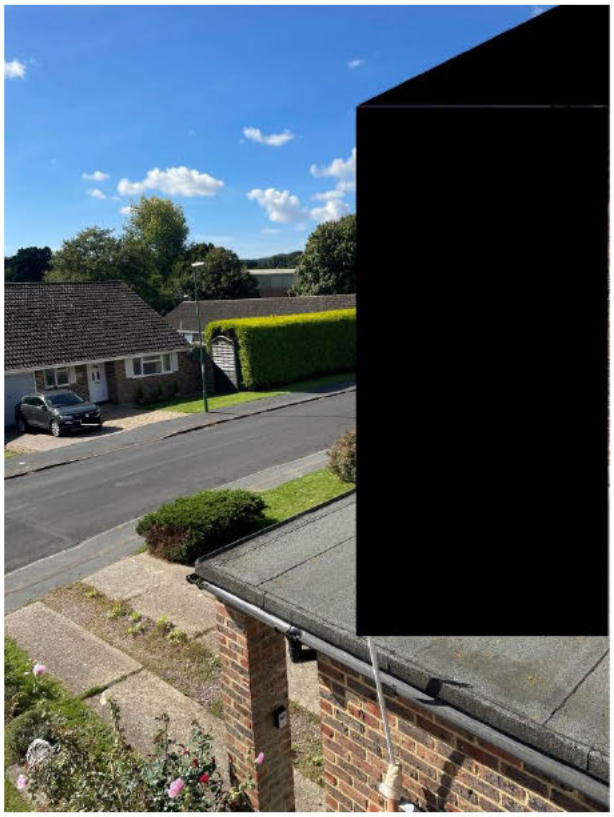




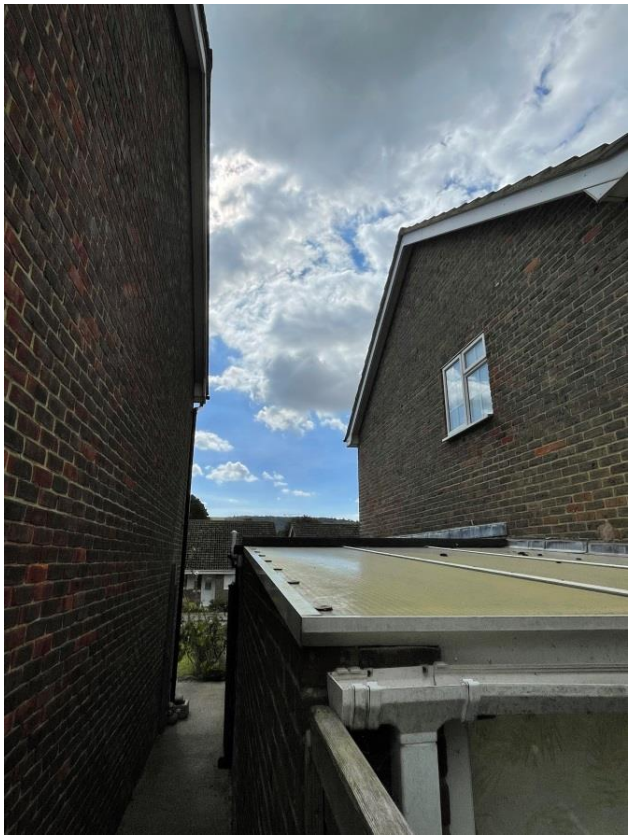
106 Hormare Crescent Front upstairs window view at 45 degree angle.

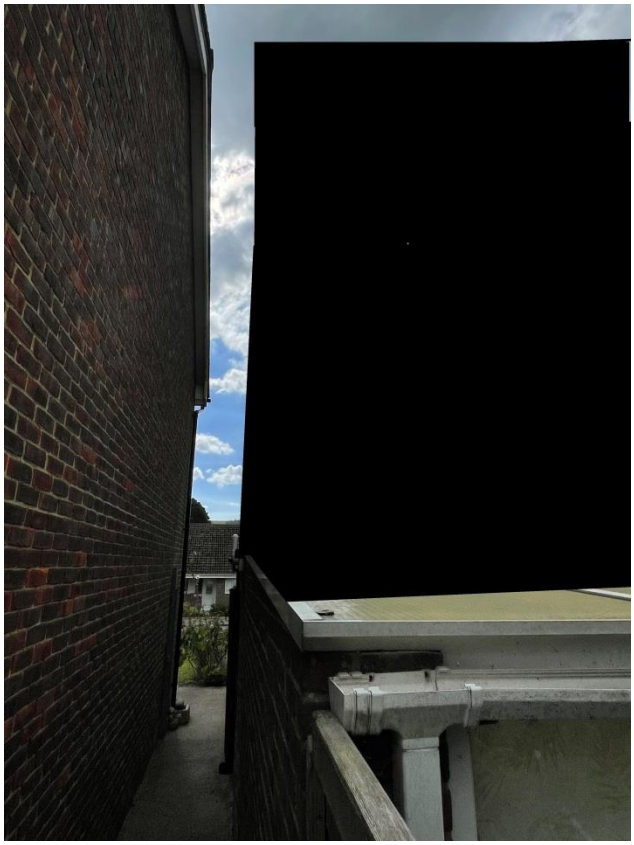
Taken 11:36 14/9/2024.





Rear View 106 Hormare Crescent. Taken 12:32 14/9/2024.





Access Passage 106 Hormare Crescent. Taken 12:25 14/9/2024.



