[redacted] [redacted]

Sent: 27 February 2025 17:26
To: Planning
Subject: DC/25/0227
Attachments: IMG_6743.jpg; IMG_6741.jpg

Categories: Comments Received

Dear Ms Riggs,

Hope this email finds you well. In addition to the objection comments we have raised on the portal, we have attached photos from our garden to illustrate how the proposed front dormer will directly overlook ours (and neighbouring) gardens. I have also copied the comments we raised on the portal below for ease of reference.

Can I please ask for acknowledgement of the receive of this email and attachment as an objection logged to this application.

Paragraph 2 of Policy 33, Development Principles (Horsham District Planning Framework), states:
"In order to conserve and enhance the natural and built environment, developments shall be required to... ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land, for example, through overlooking or noise, whilst having regard to the sensitivities of surrounding development."

While we acknowledge that front dormer windows contribute to the character of the area, the majority of existing examples face one another, thereby mitigating any loss of privacy. Given the current layout, the proposed front-facing dormer window would directly overlook our garden (as evidenced by the attached photograph taken from our rear garden sent via email).

It is therefore evident that the proposal fails to comply with Paragraph 2 of Policy 33, and on this basis, the application should be refused.

That said, as the proposed dormer window serves a bathroom, should officers be minded to approve the application, we respectfully request that a condition requiring obscure glazing with restrictive opening be included in the Decision Notice in accordance with policy considerations.

Best wishes
[redacted]



