Supporting statement in respect of application Reference DC/25/0527

14 Saxon Road Steyning West Sussex BN44 3FP

Erection of rear, side and front extensions, new roof with front gable, and front and rear dormers.

In particular, in response to the following objections lodged by the occupants(s) of 45 Roman Road, the house, which is, notably, offset and to the rear of my client's property; see block and location plans; therefore, almost no impact thereto could occur as a result of these proposals. It should be noted that that property 45 Roman Road, is actually a House, As are other house numbers mentioned, and all are either semi-detached or detached houses, already with windows overlooking my clients, and others, properties in Saxon road,, so one could consider the comments of the objection hypocritical

I object to the proposed development at No 14 Saxon Road as this is a massive extension and goes beyond the restrictions in the property Deeds that the owners would have signed up to. This will turn a small bungalow into a massive two story four bedroom house with ensuite and guest room and will adversely impact privacy and value of neighbouring properties. Converting single story extension and garage into a two-story part of the development should not be permitted. Numbers 43, 44, 45 and 46 would consider it a sensible investment to legally challenge adherence to the deeds to protect the value of our properties. This does nothing to help provide the type of housing that Steyning needs and reduces the options available for elderly people to downsize to. We would ask that the plans be amended to reduce and soften the impact to all neighbouring properties

Further, In response to each section of the statement

1. The deeds; (and the threat of legal action); This is nonsense, My clients have been in touch with their solicitors and no restrictions or covenants exist that would prevent the extension or alteration of the property, in any case either way this is nothing to do with planning permission. As can be seen from the "Map view" on the council's web site, and the street view aerial view, photo 1, below, most of the properties in Saxon Road have had extensions and alterations and some others are not shown, have done so using "Permitted Development", rules, as has the adjacent property to the south, No. 16, all done, one assumes, without any threat of litigation.
2. Further, my client's solicitors have advised that legal action regarding covenants can only be instigated by the originator of those covenants, so this is irrelevant,



PHOTO 1

AIR VIEW OF Saxon Road which shows the extensions to nearly all properties

3. Re; "Massive", this word has been used twice in this document and is erroneous; Similar developments have taken place in Saxon Road, no's 4 and 18 on the same side (west) , photos 1 and 2; both done with raised roof lines; others at the North end (East side) Photos 3 and 4 and in neighbouring roads, e.g. Roman Road, have been extensively extended and altered and some incorporating, it would appear larger extensions;
4. It should be noted that some of the properties in Roman Road that were mentioned, have had rr have had permission side extensions, including demolition of garages



Photo 2

Reconfigured property at south end of Saxon Road with raised roof line



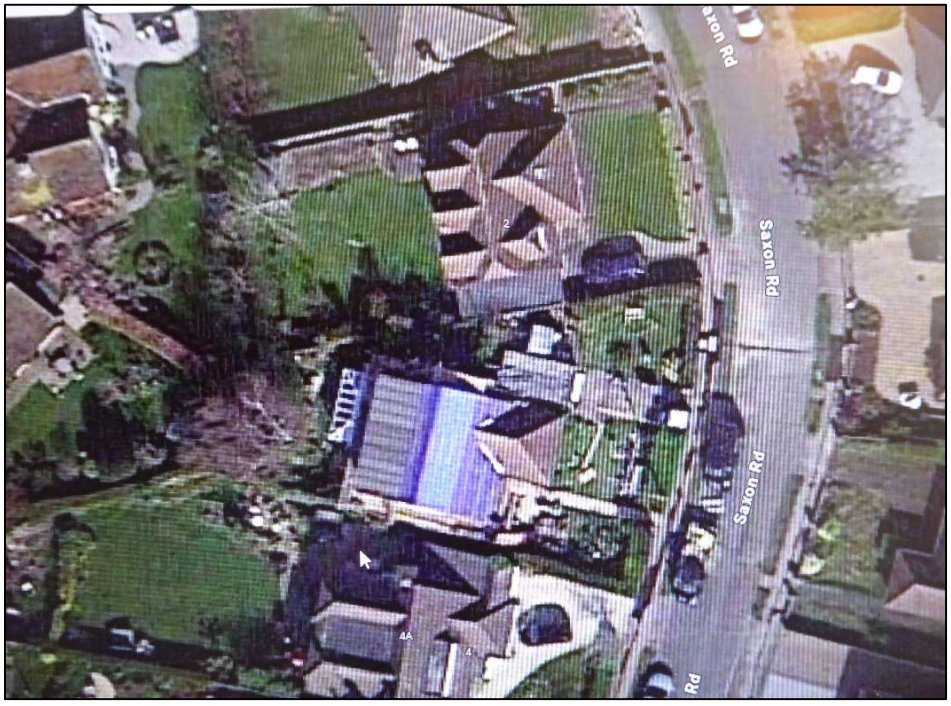
PHOTO 3

RENOVATED PROPERTY AT North end of Saxon Road, west side with new raised roof, incorporating dormers front and rear

A number of properties have had loft conversions done as "PD" and incorporate rear dormers as at no 18, some constructed with rear dormers, in any case rear dormers can be added as PD, subject to volume.

It should be further noted that the properties on the west side, numbers 4 to 12, constructed subsequent to my clients and other properties, all have higher roofs, as can be seen as the roof extends above the f dormer height, and these are similar in height to the height proposed in this application; see photo 4

In addition, Please note that my clients have agreed to two amendments requested by The Planning case Officer already, reducing the scope of the work; we have taken on board their views to soften and reduce the size, by bringing the property in from the boundary line so it is 500mm away and softening the roofline by introducing "half-hips"; i.e. often called "barn ends" to the roof and these have been submitted and accepted by the Officer dealing with the application,



Air view 2, properties at north end with extensive alterations including rear dormers



PHOTO 4

Chalets no 4 to 12, showing ridge heights above dormer roof level.

3: RE: "*and will adversely impact privacy and value of neighbouring properties".*

There are no objections at time of writing from "actual" neighbours, and no impact to privacy

Note: the guidelines for "opposing windows is 21 metres in this case we have nearly double that at 40 metres, between the rear of my clients property and that of the house facing at the rear, in Roman Road, and that in a straight line across, in any case, there is lot of tall vegetation between the properties in any case to obscure the houses and gardens from each other

4: RE; *Converting single story extension and garage into a two-story part of the development should not be permitted*

No garage conversion is incorporated in this application, clearly there is a misunderstanding of the plans; there is no conversion of a single storey either. These type of works are common practice, ans houses in romon roas opposite to the rear have done so,

5: RE: "*This does nothing to help provide the type of housing that Steyning needs and reduces the options available for elderly people to downsize to"*

This is irrelevant; indeed, I have done many of these sort of projects for retirees, who have purchased bungalows but need extra space for visiting children and grandchildren

P J Clay 24th June 2025