From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 07 August 2025 17:36:47 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/1094
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 07/08/2025 5:36 PM.

Application Summary

Address:	33 Fawn Rise Henfield West Sussex BN5 9EZ
Proposal:	Conversion of loft with side barn-end roof extension and rear dormer.
Case Officer:	Marie Riggs

Click for further information

Customer Details

Address:	BN5 9FG 107 Meadow Drive Henfield

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Loss of General Amenity - Other - Overdevelopment
Comments:	- I note that the application has been submitted by Julian Adams (of Adams Attics), who is experienced in designing loft conversion solutions. - The application form confirms that no preapplication advice was sought on the submitted plans. - I do appreciate the applicants desire to extend their property's living accommodation, by utilising in part the existing roof space,

with a barn end roof addition and a dormer, but I have design concerns regarding the size of the dormer addition shown on the submitted plans.
- I consider that the proposed addition of the crown/flat roofed dormer is overlarge, (it measures a max of 5.47m wide by 2.89m high), that it is overbearing and out of keeping with the character and appearance of the host building, and the other nearby houses in the immediate vicinity and the overall estate design, and I feel that this will impact visually upon the attractive symmetry of the existing building and will interrupt the form of the adjacent hipped roofline that adjoins No 33 Fawn Rise, which is omitted from the proposed elevation.
- The proposed windows in the dormer do not align with the ground and first floor windows below.
- The host building is a prominent feature in the estate, visible from surrounding estate paths, roads and greens/ public amenity areas.
- I believe the dormer addition shown on the submitted plans will impact visually upon public views of the larger building that No 33 forms part of, as a result of the scale, roof form and design.
- This could set a precedent for other such large dormer additions in the estate.
- I believe that an alternative design solution could be found to achieve the required head height in the loft room, eg north and south facing smaller dormers.
- Request reconsideration of scale and design of the dormer to reflect the scale and form of other dormer/roof features in close proximity to the site, including the original dormers at Nos 25, 37, 39 and 45 Fawn Rise, or the dormer additions at Nos 91 and 93 Meadow Drive.
- There is relevant Design guidance for Home extensions including Dormer windows and roof extensions on the HDC website, see Planning permission for home extensions | Horsham District Council

- Request that in determining this application consideration is given to:
- HDC planning policies relevant to this proposal - Horsham District Planning Framework (HDPF) Policies 32 (The Quality of New Development) and 33 (Development Principles), see page 111.
- Henfield Neighbourhood Plan contains relevant planning policies, including Policy 12 (Design Standards for New Development), at page 65.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



Horsham District Council