From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 27 February 2025 17:27:44 UTC+00:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/25/0227
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 27/02/2025 5:27 PM.

Application Summary

Address:	2 Cheesmer Way Broadbridge Heath West Sussex RH12 3UY
Proposal:	Conversion of loft with 2No small flat roof dormers, installation of 2No rooflights on the front roof slope and erection of a shed to the rear.
Case Officer:	Marie Riggs

Click for further information

Customer Details

Address:	153 Churchill Way Horsham

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Privacy Light and Noise
Comments:	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.

Kind regards

Telephone:

Email: planning@horsham.gov.uk



