

*Re: Planning Application **DC/26/0756** – Demolition of existing shed and erection of a single storey detached outbuilding at Lakers Farm Cottage, Mill Road, West Chiltington RH20 2PZ*

Dear Halima Chowdhury,

I wish to submit an objection to the above planning application on the grounds that the proposed garden office would have a significant adverse impact on the amenity of our property, particularly in relation to privacy, daylight, and noise disturbance.

Please see drawings LFC160626-1 and LFC160626-2 which I am attaching in support of this objection (SUPPORTING DRAWINGS LFC160626.pdf).

Loss of Privacy and Overlooking

The proposed garden office includes a door that would be fully glazed and positioned approximately 1.25 metres from a window serving our annexe (See LFC160626-1&2). When the door is opened it will be 0.65 metres from our window. This extremely close proximity would create an unacceptable level of overlooking and mutual visibility between the two buildings.

The annexe window currently enjoys a reasonable degree of privacy. The introduction of a directly facing window at such a short distance would result in occupants of both buildings being able to look directly into one another's rooms. This would materially reduce the privacy and enjoyment of our property and create an intrusive relationship that is not consistent with good design principles or the protection of neighbouring amenity.

The annexe window in question serves the living space and there is a sofa placed directly below it.

Loss of Light and Outlook

I am also concerned that the size, height and location of the proposed structure, in close proximity to our annexe, would reduce the amount of natural daylight reaching our window.

The proposed building would alter the current open aspect enjoyed by the annexe and would introduce a substantial structure close to the boundary. Given the limited separation distance between the buildings, there is a real risk of overshadowing and a noticeable reduction in daylight, particularly during parts of the day and at certain times of the year.

The proposal would therefore have a detrimental effect on the outlook from the annexe and on the quality of the accommodation within it.

Noise and Disturbance

Unlike a simple garden shed or storage building, the proposed structure is intended to function as a garden office. As such, it is likely to generate regular daily activity, including conversations, telephone calls, online meetings, visitors, and the operation of office equipment.

The close proximity of the office window to our annexe window raises concerns that noise associated with the use of the office would be readily audible within our property which is used regularly. This would result in increased disturbance and a reduction in our ability to enjoy our home peacefully.

While I appreciate that some level of activity is to be expected, the unusual closeness of the proposed building to our annexe significantly increases the likelihood of noise nuisance and conflict between neighbouring occupiers.

Inaccurate and Misleading Site Plan

I am also concerned that the supporting site plan submitted with the application does not accurately represent the relationship between the proposed garden office and the surrounding properties. In particular, the drawing fails to properly illustrate the proximity of the proposed building to our annexe and the position of the respective windows. As a result, the plans significantly understate the likely impacts on privacy, outlook, daylight and residential amenity.

The submitted drawings give the impression that there is a greater degree of separation between the buildings than exists in reality and do not provide decision-makers with a true understanding of how dominant and intrusive the structure would appear when viewed from our annexe. I therefore believe that the plans present a misleading picture of the proposal and its effect on neighbouring occupiers. I have attempted to give a more accurate representation with the attached drawings.

Given the importance of accurate drawings in assessing planning applications, I respectfully request that the Council carefully verify the measurements and relationships shown on the submitted plans and, if necessary, require the applicant to submit revised and accurate drawings before any determination is made. Without accurate information, it is difficult to properly assess the full impact of the development on neighbouring properties.

Harm to the Setting and Character of the Listed Buildings

A key reason we purchased our property was its historic character and the special quality of its surroundings. Both our property and the neighbouring property are Grade II listed buildings, and the relationship between the buildings and their traditional setting forms an important part of their significance and appeal. The proposed garden office is a modern, flat-roofed structure that is entirely out of keeping with the historic character of the site. Its contemporary design, form and appearance bear little resemblance to

the traditional architectural features of the listed buildings and would introduce a visually intrusive element into a sensitive historic setting.

The proposed building would be positioned directly within the outlook from our annexe and living space, meaning that instead of looking out onto a setting that reflects the character of the listed properties, we would be faced with a modern garden office that detracts from that character. In our view, the proposal fails to preserve or enhance the setting of either listed building and would erode the historic environment that both properties currently enjoy. We therefore believe that insufficient weight has been given to the impact of this development on the character, appearance and setting of these designated heritage assets.

Conclusion

For the reasons outlined above, I believe the proposed development would have an unacceptable impact on the residential amenity of our property through:

- Loss of privacy and increased overlooking.
- Reduction in daylight and outlook to the annexe.
- Increased noise and disturbance arising from the use of the garden office.
- Harm to the character and setting of both Grade II listed properties through the introduction of a modern flat-roofed structure that is out of keeping with the historic environment.

I respectfully request that the Council carefully considers these impacts when determining the application and either refuses permission or requires amendments that adequately address the issues identified above. I ask that consideration be given to requiring accurate and revised plans to be submitted, and ensuring that any development preserves the character and setting of the Grade II listed buildings. Such measures would help protect neighbouring amenity, maintain light and privacy, minimise noise disturbance, and safeguard the historic environment that makes this location special.

Thank you for taking my comments into consideration.

Yours faithfully,



Old Lakers Farm, Mill Road, West Chiltington RH20 2PZ

17/06/2026

*Re: Planning Application **DC/26/0756** – Demolition of existing shed and erection of a single storey detached outbuilding at Lakers Farm Cottage, Mill Road, West Chiltington RH20 2PZ*

Dear Halima Chowdhury,

Further to my previous letter of objection sent on 16/06/26 I wish to raise an additional concern regarding the practical servicing of the proposed garden office and the potential impact on our property.

The application does not appear to identify how electricity, telecommunications and internet services will be supplied to the proposed building. As I understand it, there are only two realistic means of providing these services. Either cables would need to be fixed to or routed along our annexe wall, for which no permission has been sought or granted, or alternatively services would need to be installed via an underground trench.

Given that no approach has been made to us regarding the use of our property for service connections, it appears likely that the only viable option would be the excavation of a trench in close proximity to our annexe.

This raises significant concerns because the lower floor of our annexe extends approximately 1.6 metres below ground level. Any excavation works undertaken near the building could potentially affect the ground supporting the structure, disturb drainage arrangements, compromise waterproofing measures, or otherwise undermine the integrity of the foundations and retaining elements. Such works could create a risk of structural movement, settlement, cracking, or future water ingress into the annexe.

These concerns are heightened by the fact that both properties are Grade II listed buildings, where particular care should be taken to avoid any damage to historic fabric or structures.

In view of these risks, I respectfully request that the Council requires the applicant to provide clear details of how all services are to be supplied to the proposed garden office before any decision is made. If underground service routes are proposed, I ask that appropriate professional surveys and assessments be undertaken, including any structural, drainage, ground condition or heritage-related investigations necessary to demonstrate that the works can be carried out safely and without risk to neighbouring buildings.

I further request that any approval be conditional upon the submission and approval of suitable technical documentation demonstrating that the proposed installation of services will not adversely affect the structural integrity, waterproofing, foundations or long-term condition of our annexe or either of the listed buildings.

At present, insufficient information has been provided to properly assess these impacts, and I believe that further investigation is necessary before the application can be fairly determined.

Yours faithfully,

A black rectangular box used to redact a signature.

Old Lakers Farm, Mill Road, West Chilmington RH20 2PZ

SPACE FOR GUTTERING NOTED ON APPLICATION

PROPOSED
GARDEN
BUILDING

ROOF OVERHANG LINE

DOOR

1.25m

0.65m

ANNEXE WINDOW
Single glazed due to listed status

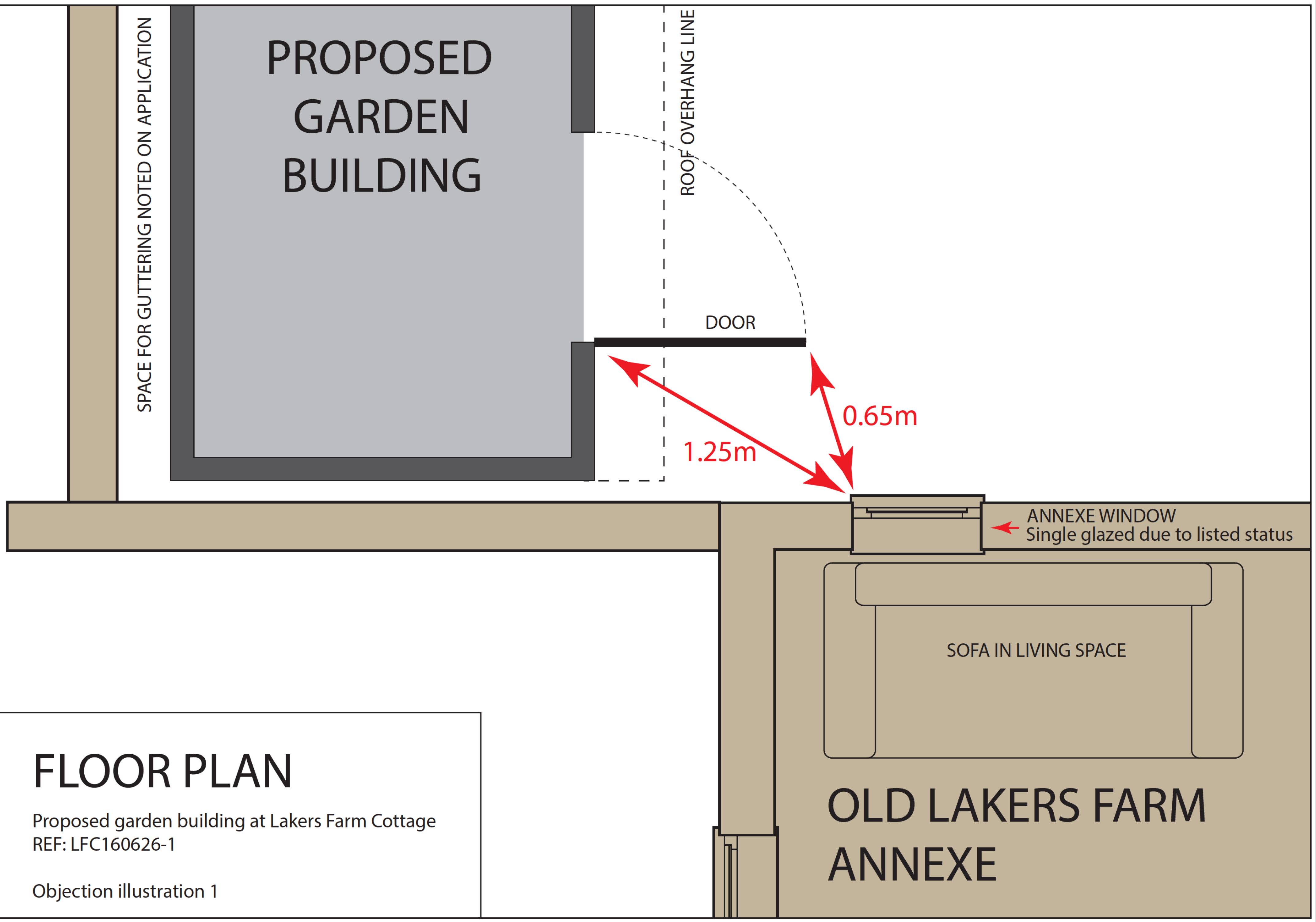
SOFA IN LIVING SPACE

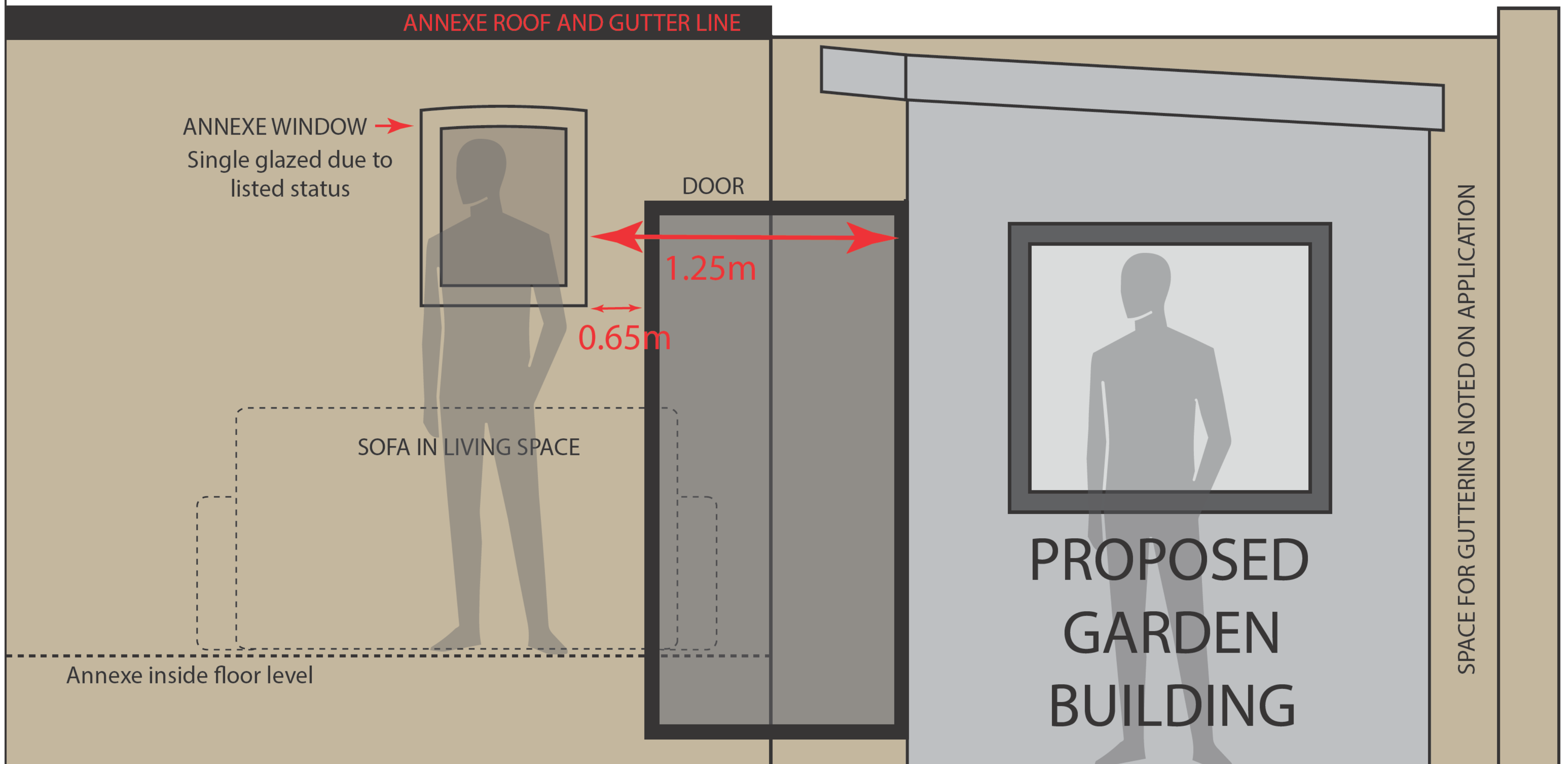
FLOOR PLAN

Proposed garden building at Lakers Farm Cottage
REF: LFC160626-1

Objection illustration 1

OLD LAKERS FARM
ANNEXE





SIDE ELEVATION

Proposed garden building at Lakers Farm Cottage
REF: LFC160626-2

Objection illustration 2