**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>
**Sent:** 17 December 2024 01:09:15 UTC+00:00
**To:** "Planning" <planning@horsham.gov.uk>
**Subject:** Comments for Planning Application DC/24/1739
**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 17/12/2024 1:09 AM.

## Application Summary

| | |
|---|---|
| Address: | 5 Netherton Close Southwater West Sussex RH13 9BL |
| Proposal: | Erection of a detached garage and garden store. |
| Case Officer: | Marie Riggs |

Click for further information

## Customer Details

| | |
|---|---|
| Address: | Southview Southwater Street Southwater |

## Comments Details

| | |
|---|---|
| Commenter Type: | Neighbour |
| Stance: | Customer objects to the Planning Application |
| Reasons for comment: | - Design<br>- Other<br>- Overdevelopment<br>- Privacy Light and Noise |
| Comments: | DC/24/1739<br><br>With reference to the above planning application.<br><br>We have lived at Southview, Southwater Street, Southwater, RH139BN for the past 35 years. |

The visual outlook from our garden, & rear of our property towards the bungalow located at the address of the proposed installation has been unimpaired for 35 years, and has always provided a pleasing outlook & vista of the bungalow and distant views towards other distant vistas.

To achieve and maintain this vista the previous owner and ourselves have routinely maintained the 2m high x 8m long boundary hedge to provide good privacy and security.

Presently our adjoining neighbours property's, to the east and west of our property, have mature conifer trees at the bottom of their gardens, which exceed 10m in height. These conifers over hang the end of our property. The clear visual space between these conifers is occupied by the 8m long x 2m high boundary hedge.

The present trees and boundary hedge already reduce the light to the lawned area and vegetable plot at the end of our garden.

We are concerned the proposed building footprint, structural size & colour will only increase the impact of reducing the existing available light, and have a greater impact on the existing view & vista we have enjoyed for 35 years.

We understand from the proposed plans that the structure would be sited along the full length of the 8m x 2m high boundary hedge located between our properties and located at the north end of our Southview property.
The proposed garage and shed structure appears to rise to a ridge height of 4m, 2m above the present 2m high hedge, and will be sited 750mm from the boundary hedge.
This would suggest the resulting visual impact of the proposed structure as viewed from our property would have the same result as increasing the height of the existing boundary hedge to a height of 4m.

The proposed application to erect a detached garage and garden store raises several other observations & concerns.

1. The visual impact of the proposed structure will extend 2m above the existing 2m boundary hedge. To a complete height of 4m. The visible width of the structure from our property would exceed 8m. The structure will traverse the full 8m length of the boundary hedge. A complete change to the visual vista from our property after 35 years.
2. Boundary hedge integrity & growth. There is a proposed 750mm access gap between the 8m boundary hedge and the proposed wooden structure. What structural fire prevention proposals will be in place to protect the hedge in the event of a building fire? Should this gap be increased to allow the correct fire protection, hedge growth, maturity, & maintenance access? The

previous home owner and ourselves had jointly maintained this boundary hedge.
3. The large size of this structure suggests it might be used for a business or commercial activity, for the present or in the future. Perhaps this could be confirmed.
4. Is the buildings use likely to produce noise, dust & vibration?What environmental, noise and emissions provisions or restrictions might be implemented by HDC to mitigate and control this.
5. Materials. The proposal indicates the roof covering will be a grey slate and the external structure to be timber. Could the materials be qualified?
6. The plans suggest the garden store has a sloping 'cat slide' roof that extends from the south eve of the garage roof to the structures rear wall. Could it be confirmed that this roof will also be covered using the same make & style of roofing slate material as the main roof. This might help to improve the visual continuity.
7. The large roof area to the rear of the structure is likely to produce large amounts of water. What provisions will been made for rainwater runoff, guttering collection and disposal.

We have used the proposed planning dimensions, and scaled them up to provide an indication of what the impact to the present view from our property might look like.

Conclusions.
From the observations and concerns we have concluded the following.
The proposed garage structure appears to rise to a ridge height of 4m, 2m above the present 2m high hedge, and sited 750mm from the boundary hedge.
This would suggest the resulting visual impact of the proposed structure as viewed from our property would be the same as increasing the height of the existing boundary hedge to a height of 4m.
This will substantially reduce the presently reduced light level at this area of our garden, and will have a detrimental impact to our currently accepted visual vista.
This would also substantially reduce our visual distance perception and will greatly affect the view & vista we have enjoyed for 35 years.

The proposed use of the structure for use as a garage, and its adjacent proximity to the 8m boundary hedge line would suggest the facility usage is likely to provide increased contributions to ambient concentrations associated with environmental noise/emissions/dust & may exceed air quality limit values.

Considering all of our observations, comments and concerns. We would be unable to support this planning application, and would object to the erection of this large structure at the proposed location.

Kind regards

**Telephone:**

**Email:** planning@horsham.gov.uk