From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 01 August 2024 10:06:50 UTC+01:00
To: "Planning" <planning@horsham.gov.uk>
Subject: Comments for Planning Application DC/24/1025
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 01/08/2024 10:06 AM.

Application Summary

Address:	12 Saville Gardens Billingshurst West Sussex RH14 9RR
Proposal:	Erection of a two storey side extension
Case Officer:	Meg Bayliss

Click for further information

Customer Details

Address:	11 Saville Gardens Billingshurst

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Overdevelopment - Trees and Landscaping
Comments:	Design: 1. The extension would give the illusion of terraced housing instead of the semi detached houses they currently are (No 11 & 12), this would ruin the current aspect. Highway Access and Parking: 1. There are 25 properties that currently have the right to park in the private road, if the extension is granted then the size of the

proposed 5 bedroom house could mean a lot more cars will be trying to park in the limited spaces exacerbating the problem.

Overdevelopment:
1. This is a wholly inappropriate overdevelopment, all the houses in the street are 3 bedroom and this proposal would not be in keeping with the rest of the street.
2. Also the fact that on both auction websites they have stated HMO with one being a 6 bedroom HMO, another showing a 5 bedroom HMO. Multiple plans have been drawn up for No 12 and if the side and rear extension (DC/24/1027) were to be permitted then I feel it wouldn't be a family home built and instead be an inappropriate HMO.

Trees and landscaping:
1. There are significant oak trees and other smaller trees to the side of the house and we fear that any foundations would interfere with the root structure of these trees possibly making them unstable.

Other Details:
1. No 12 already has significant cracks on the house so may need additional groundwork to stabilise the property as is.
2. As the property is so much higher than the side of the garden they wish to build on it may need substantial groundwork thus also impacting the trees foundations.
3. There would be no outside access to the rear garden if the side extension was permitted. Only way would be through the house.
4. The side extension would be built over an existing foul drain shared by Nos 9, 10, 11 and also the large property behind (Pennybrooks). This is maintainable by Southern Water. This drain has blocked before and had to be cleared, the blockage was beneath where the side extension is proposed.
5. There is also a ditch by the side of No 12 where the rain water from the street drains. If torrential the water has backed up into the street before, possibility of being compromised when building work being done.
6. If the property was turned into an HMO as stated then it probably would significantly impact the parking in the street.

Kind regards