

Andrew Horrell

From: [REDACTED]
Sent: 11 March 2026 18:20
To: Andrew Horrell
Subject: 12A Grand Avenue, Hassocks - Planning Application Reference DM/25/3264

Dear Mr Horrell

We note from MSDC's website that a Consultation is due to take place on 31st March 2026 and that Clive Voller Associates Ltd. (CVA) have submitted updated plans together with a revised written proposal, we are unsure whether we have the right to comment further but if we do have the right we have the following comments to make:

- In CVA's response to point one, they indicate that the North end of the first floor of the extension will now be 1.15m from our boundary, rather than the 1m I measured from the plans. This seems insignificant as regards the amount that the revised extension will loom over our garden.
- In CVA's response to point two CVA state "It should also be noted that the area directly behind the extension is mainly laid to lawn with 3 No. garages. It is assumed this area belongs to 30 Wilmington Way & serves as a secondary area to the existing rear garden behind the property linked by a wide path running parallel to the boundary of 12A." We dispute this statement. What CVA assume is a secondary garden is in fact at least three times the size of the garden directly behind the house and at no time have the residents of 30 Wilmington Close not made use of it as a garden. The residents of 12A moved into the property during the autumn of 2025 and therefore are unaware that we do make use of the space during the summer months. We also installed a patio area 10+ years ago that is hidden from being viewed from the existing landing window in 12A by a planting bed. CVA have no concrete evidence or facts on which to base their statement.
- CVA originally drew the upper roof with a North/South axis with gables each end and a gabled dormer facing West above the new entrance. Now the shortened upper roof includes an East facing gable at the North end, which will significantly increase the visual impact of the roof, as seen from our garden.
- In their conclusion CVA state "all the windows at first floor level to the existing & new building glazed with obscured glass with no opening lower than 1.70m above first floor level". The existing East facing landing window is to be raised and fitted with obscured glass, but this window currently has opening lights. The drawing appears to indicate that the opening lights will be retained after raising, not as indicated in the conclusion. Further, the windows for the master bedroom and bedrooms 2 & 3, do not all have obscured glazing and are shown to have opening lights that are below 1.7m above the first floor level.
- Throughout their written proposal CVA consistently refer to Wilmington Way. To our knowledge there isn't a Wilmington Way in Hassocks and houses 24, 28 and 30 are all located within Wilmington Close. We assume CVA are referring to Wilmington Close, to ensure their proposal is correct legally correct CVA may wish to correct their error. Furthermore, the drawing provided with the planning application appears to be littered with mistakes/not in line with the resubmitted proposal such that it is difficult to have full confidence that the details shown will indicate what is to be built.
- In the conclusion to their proposal CVA state "There are various styles of properties in Grand Avenue ranging from bungalows, 3-bedroom semi-detached houses & large detached properties." Whilst we are in agreement with that statement the only properties on small plots in Grand Avenue similar to the size of 12A are bungalows all the larger semi-detached and detached houses are on significantly larger plots without affecting boundaries such as ours.

Should you wish to discuss this further with us please do not hesitate to contact us.

[REDACTED]
30 Wilmington Close