

Sarah Valentine

From: [REDACTED]
Sent: 08 July 2025 19:48
To: [REDACTED]
Subject: Objection to Planning Application DM/25/1218 – Land Adj. To , 19 Estcots Drive, East Grinstead, West Sussex

[REDACTED]
20 Estcots Drive

**East Grinstead
RH19 3DA**

7th July 2025

**Planning Department
Midsussex District Council**

www.midsussex.go.uk

Subject: Objection to Planning Application DM/25/1218 – Land Adj. To , 19 Estcots Drive, East Grinstead, West Sussex

Dear Sir/Madam,

I am writing to formally object to the planning application referenced above for the proposed development at 19 Estcots Drive. I have a significant interest in this proposal as I live opposite the planned site for development

My grounds for objection are as follows:

1. The Increased noise and disturbance during construction will have a significant negative impact on the residential amenity of the area and on the ability of nearby residents to work from home. The construction of the proposed development is likely to result in elevated noise levels, greater disturbance and greater volumes of construction traffic, which will disrupt the peace and quiet currently enjoyed by residents. In addition, my wife and I both work from home and the room that is equipped for use as a home office is situated at the front of the house and is in use on most working

days. Our ability to carry out our professional duties will be impeded by the increased noise and disturbance during construction.

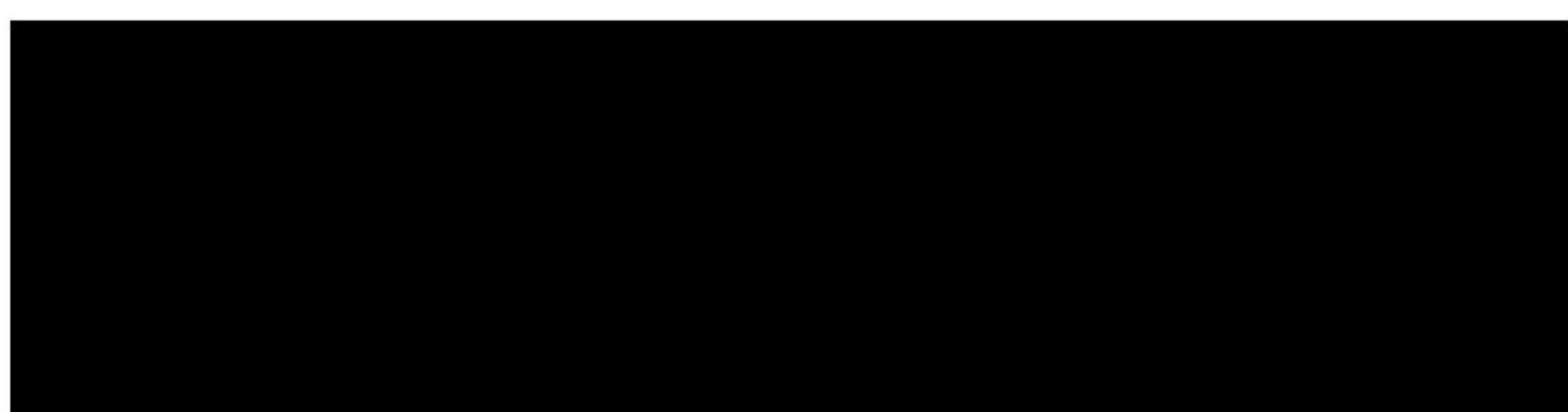
2. The development is contrary to policy DPB1: Character and Design, regarding Residential Amenity, as stated in the Mid Sussex District Plan 2021 - 2039. This is a significant development of two large semi-detached houses with significant front glazing on a sloping site. As such the buildings will dominate the skyline as viewed from my property and I will be denied privacy and light in the front rooms of the house, which includes three bedrooms. The development is described as a 1.5 story development but, gauged from the plans, the height of each building is approximately 8 metres. This is higher than the typical maximum height of a 1.5 story house in the UK and is closer to the typical minimum height of a 2 story dwelling. This development will also be above the notional roofline from the ridge of Number 17 to the top of the chimney stack of Number 19 and I believe is out of proportion with the majority of other buildings in the immediate vicinity.

3. The site plan shows two off street parking spaces for each property. However, on closer inspection, it is apparent that the west property has a parking space directly in front of the full height lounge window and the east property has very limited space between full height lounge window and parking space. I believe that the occupants will not want to use these parking spaces as they are too close to living spaces. Instead they might choose to park on the south side of the road, when parking regulations allow, as parking on the north side of the road is restricted at all times. Estcots Drive is the main route into and from town for many residents in the nearby housing estate and also a regular bus route. At present vehicles are not frequently parked in the road for any period of time and an increased occurrence of parked cars on the south side of the road will be an increased hazard as existing residents attempt to enter and leave their driveways.

I respectfully urge the planning authority to consider the above points and refuse the application on these grounds.

Thank you for considering my objection.

Yours faithfully,

A large black rectangular box redacting the signature of the objector.