

Stefan Galyas

From: [REDACTED]
Sent: 13 February 2026 16:07
To: Stefan Galyas
Subject: Comments re: DM/26/0110
Attachments: Photo 2.JPG; Photo 1.JPG; Photo 3.JPG

[REDACTED]
Dear Mr Galyas,

Thank you for your earlier phone call. Please find below our comments for the proposed single storey rear extension at 10 Eastern Road. I looked on the website but it was not possible to post our comments there.

I write as the owner and occupier of 12 Eastern Road, the adjoining property immediately sharing a boundary with the application site.

Having carefully reviewed the submitted drawings and the neighbour notification dated 21 January 2026, I wish to object to the proposed development on the grounds that it would result in an unacceptable and significant adverse impact on the residential amenity of my property. My objections are set out below:

1. Overbearing impact and sense of enclosure

Given the proximity to our shared boundary, the construction of a wall extending 6 metres in depth with a maximum height of approximately 3.7 metres and an eaves height of approximately 3 metres would create a substantial and oppressive structure directly adjacent to our kitchen and primary living area.

The currently proposed depth and height would materially increase the sense of enclosure when viewed from our rear and side windows. The resulting “tunnelling” or “canyon” effect would be visually dominant and overbearing, given that the current plans aim to follow the boundary line, which tapers towards our property. The proposed extension would sit approximately 0.5m from our side windows, which provide light and a sense of openness to our kitchen. Instead, we would be faced with a large brick wall not much more than a ruler’s length away from our windows. Similarly, when opening our downstairs bathroom window we would be faced with a large and long structure that angles in towards our garden, giving us a feeling of being trapped.

The proximity of the extension to the boundary also gives rise to a clear risk of increased overshadowing and loss of light to our ground-floor windows, particularly during the afternoon and early evening.

The scale of this proposal goes beyond what could reasonably be described as minor or incidental in its impact on adjoining amenity.

2. Loss of Outlook

The extension would affect the outlook from our rear and side ground-floor windows, which serve some habitable rooms. Instead of an open aspect across rear gardens, the proposal would introduce a 6-metre-long flank wall on the boundary, substantially narrowing the visual corridor currently available.

3. Prior consideration of neighbours needs

When we had our extension designed and approved we went through a lengthy planning process, where lots of consideration was given to our neighbours amenity. We decreased the size of our build so that it would not be overbearing for them. Our first floor was reduced in width significantly and our ground floor

was built perpendicular to our property, rather than along the boundary edge to provide space between our building and the neighbouring patio.

We know the benefits of extending a home and so it is understandable that our neighbours at number 10 would want to do this. However, this should not be at the expense of our amenity, especially when we were so considerate of theirs when we went through this process.

We would appreciate it if consideration was made to move the wall currently proposed to be built along the boundary to a position within the boundary line that is a similar distance to ours (approx 0.5m).

For the reasons set out above, the proposed extension would result in:

1. A significant and overbearing impact;
2. Harmful loss of outlook;
3. Increased sense of enclosure;
4. A feeling that consideration of amenity has not been reciprocated.

Taken together, these impacts amount to unacceptable harm to the residential amenity of 12 Eastern Road. Accordingly, I respectfully request that the Council refuse Prior Approval for this proposal in its current form.

I have attached 3 photographs to support these comments.

- 1.
- 2.
3. Shows the possible tunneling or canyon effect that would be seen from the downstairs
4. bathroom window as the build would follow the tapered boundary line.
- 5.
- 6.
- 7.
8. Shows the current outlook from kitchen windows, with the boundary line approx 0.5m away.
9. A tapered 6m x 3m wall here would completely enclose this area.
- 10.
- 11.
- 12.
13. Shows the way our build is considerably set back from the boundary line.
- 14.

Yours faithfully,



12 Eastern Road
Lindfield
West Sussex
RH16 2LP