

Andrew Horrell

From: [REDACTED]
Sent: 25 June 2026 08:42
To: Andrew Horrell
Cc: [REDACTED]
Subject: Cross Keys, 76 High Street, RH16 2HP

[REDACTED]

Dear Andrew,

I am writing in relation to the planning application for Cross Keys, 76 High Street, RH16 2HP.

We live next door at The Holt, 78 High Street and have some concerns about the application, as follows:

1) The proposed kitchen extension would involve building a brick wall and bulky roof directly in front of a row of windows that provide an important source light into our living room. The height of the roof to the extension would mean that it cuts across the line of these windows, creating an even more unsightly obstruction. The overall structure would almost entirely block out any light through the windows given its very close proximity to our property.

The windows themselves look from our property into our neighbour's garden. They have been there for many years and are part of the character of our building.

2) The proposals are for two outbuildings in the garden, both with pitched roofs. The main concern is that these buildings might negatively impact on the conservation area (blocking characterful views of other listed buildings/rooftops and greenery) and I wondered whether flat roof structures would be more appropriate as it would reduce the overall height of the structures and make them look more like garden outbuildings than small houses?

Taking both new buildings together, alongside the kitchen extension, the rear garden at Cross Keys risks becoming over-developed.

I would also like to understand what the restrictions are, if any, on these outbuildings being used for business purposes.

3) The proposed workshop outbuilding at the rear of the garden (east boundary) is in close proximity to an ancient copper beech tree that resides in our garden and is an integral part of the conservation area (when in leaf it can be viewed from the Common). Although I've seen the tree report which proposes using pins, I am very concerned about the impact on the root system of the tree, which undoubtedly stretches a large number of metres given the tree's height and is unlikely to be relatively shallow.

Your colleague had previously suggested that a TPO should be put in place if this tree comes under threat, which we are fully supportive of.

Please could you confirm what the latest date is to lodge comments on the proposal (I have seen both 26 June and 3 July) and let me know whether you would be available to discuss the above?

We would be happy to arrange a home visit, if helpful.

Best wishes,

