

Peter Davies

From: [REDACTED]
Sent: 21 January 2025 07:17
To: planninginfo
Cc: [REDACTED]
Subject: Planning Application DM/24/3125

[REDACTED]

The Planning Officer,
Mid Sussex District Council,
Oaklands,
Haywards Heath,
RH16 1SS

For the attention of Stefan Galyas

Re: Planning Application DM/24/3125
135 College Lane, Hurstpierpoint, BN6 9AF
Proposed two storey side and rear extension and alterations.

The purpose of this email is to express our formal objection to aspects of the above planning application, DM/24/3125, in respect of 135 College Lane, Hurstpierpoint. Our fundamental objection relates to the loss of daylight and sunlight and resultant overshadowing of our south facing kitchen, dining and first floor rear bedroom of our property, 137 College Lane, Hurstpierpoint.

We are not objecting to the ground floor side and rear extension, notwithstanding the fact that the side extension extends the footprint by 3.65 metres from the existing building and is close upon the boundary line between our two properties. This in itself will increase the shadowing effect.

We have serious concerns that the primary new pitch roof which increases the first floor building line is an extension of 2 metres beyond the existing footprint of 135 College Lane and as such will overshadow our kitchen, dining area and rear first floor bedroom windows. (There is no rear window to this bedroom.)

Our formal objection relates to the roof extension over the first floor bedroom, shown as 'bed 1' on the proposed plan. This extends the ridge of the roof by some 7 metres, the full length of the ground floor extension. This we believe contravenes our legal right to light under the terms of the Prescription Act of 1832 which refers to light which has been enjoyed without interruption for at least 20 years. The light has been enjoyed since the two properties, 135 and 137 College Lane were built, by the same builder, in the mid 1930's and, as you will note from the existing footprint print of the properties that the kitchen and rear bedroom of 137 have received light without interruption. We also believe that further protection can be registered under the 1959 Rights of Light Act. In addition these proposals arguably constitute overdevelopment in terms of sheer size and volume given the new footprint appears to be around three times that of the original 'dwelling house' and overbearing when compared to adjacent properties.

We are sure you will take into account the BRE Report, 'Site Layout Planning for Daylight and Sunlight: a guide to good practice' (BR209) as it relates to existing buildings and overshadowing calculations.

We are mindful of the Mid Sussex District Council's Design Guide in which Sec 09 refers to household extensions. Page 130 Principle DG50 - front and side extensions. Page 131 Principle 51 - rear extensions. Page 132 Principle 52 - roof extensions. In particular DG 52 states 'Roof extensions and dormer windows that alter the existing ridge of the roof or significantly alter the roof profile of the building will not normally be

acceptable.' We would refer you to the roof plans submitted and the side elevation as it affects the south facing side of our property, 137 College Lane. This shows the extended ridge of the roof over the ground floor extension which, in our view, should be considered unacceptable.

To recap.

- We are not objecting to the ground side and rear extension.
- We have concerns resulting from the loss of light and overshadowing resulting from the 2 metre (from the existing building line) extension to the first floor.
- We strongly and formally object to the additional first floor extension (bed 1) and the resultant ridge extension to the new roof which significantly alters the existing roof profile and we believe contravenes policy guidelines in respect to overshadowing and loss of light.

We ask that you give due consideration to our objections and other comments in respect of this development and planning application and if appropriate draw this to the attention of the planning committee.

We should add that [REDACTED] shared these plans with us and are aware of our views.

Thank you for your attention to this matter and we look forward to your response and acknowledgment of receipt of this email.

Yours sincerely,

[REDACTED]

Joint owners/occupiers,
137 College Lane, Hurstpierpoint.

[REDACTED]

[REDACTED]

Sent from my iPad