

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 24 August 2025 12:29:02 UTC+01:00
To: "Tracie Axford" <tracie.axford@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/1313

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 24/08/2025 12:29 PM.

Application Summary

Address:	Ellaby Copthorne Bank Copthorne Crawley West Sussex RH10 3QZ
Proposal:	Side ground floor extension. Replacement roof to existing conservatory. Glazed flat roof extensions either side of the existing conservatory (Amended Plans 31.07.2025)
Case Officer:	Tracie Axford

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Customer Details

Address: Southlands Southlands, Copthorne Bank Copthorne RH10 3QZ

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Dear Sir/ Madam, Re: Objection to planning application DM/25/1313 (Ellaby, Copthorne Bank) Our property faces the west elevation and we object to the above revised planning application.

The application remains extremely vague and still lacks clarity. There is no updated application form, and it should not be the responsibility of a layperson to make interpretations based just on drawings. Therefore, we are unable to make a clear judgment without succinct articulation of the proposal.

1. It is not clear if the replacement of the existing conservatory roof is like for like or whether there will be any variations e.g. height.

Also are the existing sides and exit patio doors of the conservatory remaining as is?

2. The heading in the 'Site note & file note' document 5/8 says 'glazed flat roof extension either side of existing conservatory'

The previous plan indicated no more than flat roof canopies either side of the existing conservatory. However, the proposed plan would appear to suggest more than this.

- the plan appears to indicate that the new proposed glazed roofs either side of the existing conservatory will now be individually enclosed, each with rear patio doors, effectively making individual rooms.

Clarification is required as to actually what the proposal is i.e. are they enclosed separate rooms, if so, what is the proposed design, form and structure?

3. Clarification is also required that the proposed glazed roofs either side of the existing conservatory will not be used anytime as an elevated position &/or as an extension to the flat roof above their kitchen - see below.

As previously advised our neighbour has an existing flat roof above their Kitchen area and despite strong objections, they added a vertical ladder allowing access and created a terrace plus some form of railing.

This places them in an elevated position and we question whether this constitutes a change of use/ meets planning &/or building/fire regulations and is it legal as we did not receive any formal notification/request. This matter requires clarification!

As a result, our garden can be overlooked from this elevated position and we have suffered a loss of privacy without any formal notification. This concerns us greatly particularly having two young children

4. The proposed side extension (east elevation) will not be in our line of site, however as an observation: the front right corner appears to be extremely close to the boundary of 'Lamings'

(neighbours on the other side) i.e. 100 min to boundary

There is no indication what the max will be or whether there will be any impact / interference to the boundary, including any new piping or drainage utilities

Therefore, as detailed above we object to the planning application.

Thank you.

Kind regards