

Email of objection to MSDC Planning Department & Rachel Richardson

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We live at 15 Barnfield and we strongly object to **planning application DM/25/1973** for the following reasons: -

Barnfield has been sympathetically designed in an area of AONB with a variety of 2,3 & 4 bedroom houses. The proposed application will greatly detract from the traditional form and appearance of the original well-planned development in a sensitive area.

The proposed three large dormer windows to the rear of number 11 will directly overlook our house number 15 and our neighbours at number 13. The application has also asked for the roof line to be changed, which will have an impact from many angles, not just the properties adjacent. These three large dormer windows would make the roof cluttered and top heavy in appearance. They will protrude from the apex down to almost the rear edge of the roof and will have a significant impact on our properties. They will look straight into two of our principal bedrooms as well as three windows downstairs and overlook our home and garden, all of which will cause us a lack of privacy. This we consider is particularly relevant as one of the proposed rooms will be a study/office which will dramatically increase our exposure during the day.

It would make the property disproportionate, as number 11 stands higher than numbers 15 and 13 and would make it look bulky. Our frontage also faces the back of number 11 and is in close proximity. Coupled with the roof extension, the design of the proposal would make the dwelling top heavy and unbalanced. If this application is approved it could start all the properties within Barnfield doing similar, which would alter the complete character of the development and the surrounding area.

The proposal appears to conflict with: - The Mid Sussex District Plan [Policies DP26, 27 & 29], The National Planning Policy Framework regarding areas of outstanding natural beauty [Para.176] and the Mid Sussex Design Guide Supplementary Planning Document [Sections DG 49 & 51].

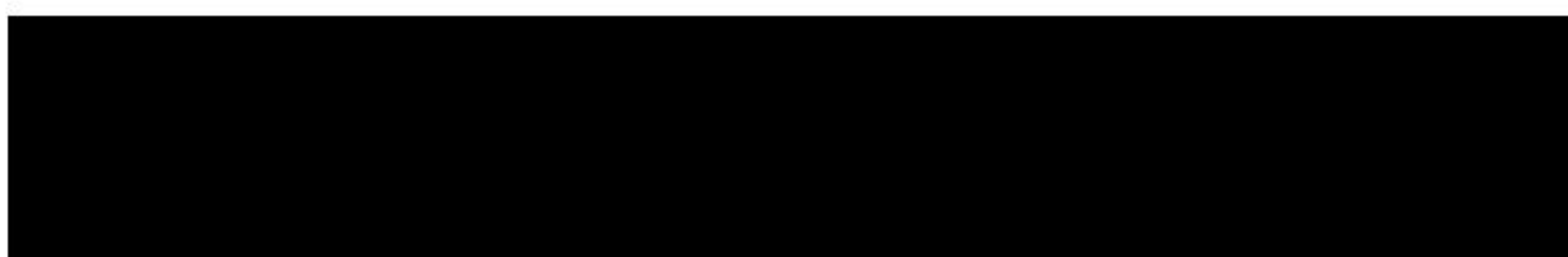
It also causes us concern that we have been told by the applicant that the entire roof must be replaced, but there is no mention of this in the application. Where are all the materials going to be stored whilst the work is in progress? Part of the road adjacent to the property is private land which might make scaffolding on that rear corner difficult to erect.

We also note that the plan is incorrect as the existing ground floor plan does not show that part of the garage has now been included within the living area. The location plan of the footprint of the property does not include the recent rear extension at the back. The proposed block plan does show the extension but not the garage conversion. No planning notice has been displayed on the property or on the entrance to Barnfield. As only a handful of properties have been notified, this would have been informative for those that will overlook it and possibly further properties if the precedent is set and we consider they should have been made aware.

We hope before a decision is made on this application the site is visited and the planning officer/department can see the visual impact for themselves. In the meantime, we attach photographs below.

We kindly ask that the above concerns be taken into account in the assessment of this application. We would also like to record we are not opposed to alterations and are always willing to accommodate any family wishing to expand and would consider any new proposals without dormer windows and roof extensions. We firmly believe any alterations have to be neighbourly and that the present proposal is very unneighbourly.

Yours sincerely

A black rectangular box redacting the signature of the sender.

15 Barnfield, Balcombe, Sussex, RH17 6FW

02.09.25

Photographs attached.

Please confirm receipt.

View from #15 Front Door of #11



Rough sketch of proposal viewed from Front Door



View of #'s15,14,11 & 13 from the allotments



View from footpath behind Buttercup Barn



How garden of #15 would be overlooked by three large dormer windows

