

The Coach House  
Top Road  
Sharpthorne  
West Sussex  
RH19 4HU

26<sup>th</sup> May 2026

Dear Ms Tidey

**Reference: DM/26/0982**

Dear Ms Tidey,

I write to formally object to the above planning application on the following grounds:

Previous appeal decisions relating to this site have already established that the site is unsuitable for further residential intensification. The Planning Inspector previously concluded that the site constitutes an open countryside location within the High Weald AONB and that development of this nature would conflict with both the Mid Sussex District Plan and the West Hoathly Neighbourhood Plan.

The current proposal fails to overcome the fundamental concerns identified within earlier planning applications and would similarly result in harmful and unsustainable development that is out of keeping with the character, settlement pattern and landscape sensitivity of the area. As such, significant weight should be afforded to the established appeal precedent when determining this application.

### **Impact on the Rural Character and AONB**

The scale, siting and form of the proposed dwelling would represent an intrusive and incongruous form of development within this rural setting, located within an Area of Outstanding Natural Beauty. The proposal would constitute an overdevelopment of a sensitive and characterful site, causing material harm to the visual character and appearance of the surrounding landscape.

Furthermore, the site is not designated for residential development, and the proposal would erode the established pattern of development within the locality.

### **Overbearing Impact on The Coach House**

By reason of its depth, height and overall massing, the proposed dwelling would appear unduly dominant and visually intrusive when viewed from the principal front windows of 'The Coach House'. The development would therefore result in a harmful overbearing impact and an unacceptable loss of residential amenity for the occupants of the property.

### **Overlooking and Loss of Privacy**

The proposed north-facing elevation would directly overlook the principal amenity areas associated with 'The Coach House', resulting in an unacceptable degree of overlooking and a consequential loss of privacy for its occupants.

### **Increased Traffic and Road Safety Risks**

Top Road is subject to a 30mph speed restriction; however, the entrance to the shared driveway lies approximately 100 metres from the national speed limit section of the road. In practice, vehicles frequently approach the access point at speeds exceeding the posted limit.

The introduction of an additional dwelling would inevitably intensify vehicular movements associated with the site, thereby materially increasing the likelihood of traffic conflict and road traffic accidents at this already hazardous access point.

### **Harm to the Character of the Locality**

The proposed dwelling would have an overly dominant presence within the surrounding locality. Its siting extends further south than the principal 'South View' building line, resulting in a visually intrusive encroachment into the open countryside.

The proposal would also result in the erosion of the open aspect currently enjoyed within this sensitive fringe location.

### **Precedent for Further Development**

Approval of this application would fundamentally alter the historic character of the Cookhams estate and establish an undesirable precedent for further residential development within the surrounding countryside.

For the reasons outlined above, I respectfully request that the application be refused.

Yours sincerely,

A solid black rectangular box used to redact the signature of the sender.