

Andrew Horrell

From: [REDACTED]
Sent: 08 October 2025 12:27
To: Andrew Horrell
Cc: [REDACTED]
Subject: Objection to Planning Application DM/25/22/2249 – 17 Southands, East Grinstead, West Sussex, RH19 4DB.

[REDACTED]

Dear Mr Horrell,

I am writing to formally object to the proposed first-storey extension submitted under planning application DM/25/22/2249 for the property at 17 Southands, East Grinstead, West Sussex, RH19 4DB.

The proposed development raises several concerns that will directly affect the amenity and enjoyment of our property at 15 Southands, particularly in relation to the loss of natural light, proximity to our dwelling, and the implications under the Party Wall etc. Act 1996.

1. Loss of Light / Overshadowing

The proposed first-floor extension is sited 33cm from our side access, which is already built and enclosed with Velux windows in the roof, and 154cm from the main buildings walls. Furthermore, the proposed extension will sit directly on the shared boundary. Given its height and orientation, the proposed extension will significantly reduce the amount of natural light entering our home. The proposal appears to contravene the BRE Guidelines on Site Layout Planning for Daylight and Sunlight, which inform acceptable planning standards.

2. Overbearing and Detrimental Impact on Outlook

The proposed extension, being on the boundary and at first-storey height, will have a dominant and overbearing presence when viewed from our property. It will reduce the feeling of openness of our detached property and result in a sense of enclosure that is harmful to our residential amenity.

3. Concerns under the Party Wall etc. Act 1996

Although I understand that planning consent is separate from party wall matters, the fact that this extension is proposed on or adjacent to the boundary raises concerns under the Party Wall etc. Act 1996. Any construction on or near the boundary line, or involving foundations within 3 metres of our property, may require formal notification and our written consent. At this stage, we have not received any such notice. This reinforces our concern regarding the scale and proximity of the development.

4. Contrary to Local Planning Policies

The development conflicts with local planning policies designed to protect neighbouring properties from loss of light, outlook, and privacy. It does not appear to respect the principles of good neighbourliness or the expectations with regard to side extensions set out in the Mid Sussex Design Guide.

In light of the above, I respectfully request that this application be refused as it is currently proposed on the grounds that it would:

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- Cause a significant and demonstrable loss of light to our property;
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- Have an unacceptably overbearing impact due to its height and proximity;
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- Potentially breach the principles underpinning the Party Wall etc. Act 1996; and
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- Fail to comply with local planning policy requirements regarding neighbour amenity.
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Please do not hesitate to contact me should you require further information or a site visit to assess the impact of the proposed extension on our property.

Yours faithfully,