

Andy Watt

From: planninginfo@midsussex.gov.uk
Sent: 22 December 2024 16:45
To: Andy Watt
Subject: Mid Sussex DC - Online Register - Comments for Planning Application DM/24/2563

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 22/12/2024 4:44 PM.

Application Summary

Address:	17 Valebridge Road Burgess Hill West Sussex RH15 0RA
Proposal:	Proposed demolition of an existing storage building to the rear of the property and erection of a new detached 4 bedroom dwelling with integral garage and a further detached garage and car porch
Case Officer:	Andrew Watt

[Click for further information](#)

Customer Details

Address:	19 Valebridge Road Burgess Hill
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments: Dear Sir / Madam,

I am writing to formally object to the planning application number DM/24/2563 for the proposed development of a new detached 4 bedroom dwelling to the rear of 17 Valebridge Road, Burgess Hill, West Sussex, RH15 0RA. My objection is based on the following grounds:

Loss of Privacy: The proposed second-story east facing windows will overlook my garden, ground floor main family room and living area and two 1st floor bedroom windows, resulting in a significant loss of privacy. The intrusion will affect the enjoyment and use of my outdoor and primary indoor spaces.

Impact on Residential Amenity: The overlooking windows will create a sense of being constantly observed, which will negatively impact the residential amenity, enjoyment and use of key areas of my house and garden. This is contrary to the principles of good design and planning, which aim to protect the privacy and comfort of existing residents.

Precedent for Future Development: Allowing this development to proceed with such intrusive features may set a precedent for future developments in the area, further eroding the privacy and quality of life for residents.

Contravening the Burgess Hill Neighbourhood Plan: H2 Back Garden Development: as highlighted above, the proposed development will result in loss of privacy that is contrary to the objectives of Policy H2 which seeks to ensure new developments do not adversely affect the residential amenity of neighbouring properties. In addition, the proposed development is out of character with the size and character of the existing single-story garage / shed structure whose footprint it will expand upon and will negatively impact on the visual harmony of the area which features numerous mature woodlands and wilded areas in the immediate vicinity.

To be clear, I have no objection to a single-story residential development on the proposed footprint if the eaves height of the single-story and apex roof were the same as the single-story garage / shed structure that currently exists. If the eaves height and apex of the roof remained the same as the existing structure the impact would be acceptable. That is provided any east or north facing windows were not placed at any higher elevation than the eaves height of the existing structure.

It is specifically the increased height of the proposed structure from a single-story to a two-story dwelling plus apex roof and vantage point of, primarily, the east facing windows that will create the unwanted loss of privacy for my own and adjacent properties, the impact on residential amenity, precedent for future development, and contravention with the Burgess Hill Neighbourhood Plan.

I respectfully request that Mid Sussex Planning consider these points and refuse the application in its current form. I would be happy to discuss my concerns further or to provide additional information if required.

Thank you for considering my objection.

Yours sincerely,



Kind regards