

Stefan Galyas

From: planninginfo@midsussex.gov.uk
Sent: 09 February 2026 17:54
To: Stefan Galyas
Subject: Mid Sussex DC - Online Register - Comments for Planning Application DM/25/2875

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 09/02/2026 5:54 PM.

Application Summary

Address:	2 Preston Cottages The Green Slaugham Haywards Heath West Sussex RH17 6AQ
Proposal:	Proposed two storey and single storey rear extension, new side windows and replacement front windows (Amended description and plans 07.01.26 and tree reports 21.01.26)
Case Officer:	Stefan Galyas

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Customer Details

Address:	1 Bosworths Cottages Slaugham
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I wish to raise concerns over the planned development at 2 Prestons Cottages. My home, 1 Bosworths Cottages, is next door, on the southern boundary. I appreciate that revised plans have been submitted, thank you, with a reduction in the size of the 2 floor extension to the east. That said, I still have some concerns/questions. The proposed development, of both the 2 story extension and the ground floor extension, will be significantly closer to my boundary, with the ground floor still extending significantly to the east (down the garden). I have noted below my feedback/questions on the 2 storey proposal and the Ground Floor for ease of explanation/understanding:

Two Storey extension :

Whilst the reduction in the second story extension size to the east is an improvement, thank you again, the remaining plans to extend to the south will still impact at the rear of my property and on the patio at the top of my garden, as well as impacting the outlook from my second floor, all due to the proposed development being closer to the boundary.

(I cannot see from the plans accurately how close the extension will be to the boundary but, given the step in from the original border (existing front door level) is nominal, I would estimate it to be between 120cm and 150cm away, and some c. 120 cm closer.

My property, a listed home from the 1500/1600's, is more diminutive in style, and is set at a lower ground level than 2 Prestons Cottages, my key concern.

The ground level of my patio (and base of my conservatory) is c.20-30cm below the ground level of no 2 where it borders my property. Plus the current back door of no 2 Prestons, (which as far as I can see is the proposed floor level of the new development) has further steps up, being an additional 40-50cm higher. (ie a total variance of 60-70cm).

Thus in addition to the concerns over the 2 floor building moving closer to my lower height property and patio as noted above, a prime concern is about being directly overlooked from the proposed ground floor window, which appears to be large. From what I can see from the plans, the height of the window is such that given the difference in ground floor heights, and the greater proximity to my boundary, the property owners view from the new window will be well above the fencing level, and thus overlook my conservatory and patio, as well as having a clear a view up in to my first floor bathroom.

Of note, is that the existing building is set further away from the boundary, has a very small, lower set height window with frosted glass, and thus adequately retained privacy at in my property - presumably the original intention given it would have been constructed after my own residence.

Ground Floor Extension

As noted previously I appreciate the change from the 2 storey extension to the east, and the removal of the upstairs double doors and balcony.

My remaining concern relates to the issue noted above, that due to the variance in ground floor levels, the height of the ground floor extension will be of note vs my property and garden.

The height difference worsens the further east the property extends. The extension of no.3 Prestons, which looks to be the benchmark for no 2, is set c. 60-70cm above ground level at the east facing end of the building, resulting in a variance to the level of my property of a total of c.80-100cm (including the prior noted difference of between 20-30cm).

Thus the new ground floor extension will be considerably higher than the full size boundary fence between our properties, and thus still detrimental to my outlook. More significantly, the new large south facing window included in the plan will present similar problems as noted previously in regard to the ground floor window in the 2 storey extension. The issue will actually be even more pronounced, given the even closer proximity of the proposed development to the boundary (given my garden is on a slant), and the further increase in height noted.

The east facing double doors which look out down the garden will similarly be at a raised height (even higher given the floor to ceiling nature), and thus will look out over the fence directly on to my lower patio (due the the garden being on both a slant and further decline). (This will also be true of the upstairs window). That said, I appreciate the need for the upstairs window and appreciate the desire for the patio doors, and the location/outlook of both will be less intrusive to me than the south facing windows I mention previously. Plus the impact can be reduced by us adding a higher fence (the existing fence is lower in height further down the garden so can be increased).

Summary

It is hard to be completely accurate with the measurements I've noted above, as I'm using the existing property and the no 3. extension as well as the plans as a baseline, as I cannot see

the detailed measurements of height or proximity to the boundary in the plans. Nonetheless, the principles I outline above will remain true.

As noted on my previous submission, I understand why the new owners wish to extend, and I want to try to be accommodating, but also feel it is unfair if plans impose too negatively on my life and privacy in my property. Given the low set nature of my property, the overbearing feeling and privacy dynamic/issue is sadly not resolved by the new plans.

I would propose the above outstanding issues could be mitigated by leaving the 2 storey footprint as it is today (to avoid the increased proximity to my boundary), / the setting of the new ground floor window to be at an appropriate height and size and thus avoiding any increase in my being overlooked (/with window remaining frosted as it is today), and reducing the height of the ground floor extension by including steps down in to the extension - something that I have myself in my own property. Depending on the position of the new ground floor extension either the new side window to be removed (given the presence of the double patio doors), or repositioned / reduced / frosted - again to avoid being overlooked.

I appreciate that there would be little understanding of the above issues given there will be a lack of awareness of the lower set nature of my property and the height variance vs no 2, which I have shared with the new owners. I would request the planning officer view the proposed development from the context of the rear of my property, to gain a full understanding of the impact of these new plans, as it is hard to illustrate the issues in writing.

The new owners and I have also discussed the mitigation to protect the tree roots of the large tree in my garden, and they have offered to share the project work plans accordingly, given I have concerns in this regard, with the tree roots being very high in my garden close to the boundary.

As noted previously, I genuinely understand the desire from the recent purchasers of the property to extend, however, the property was purchased without a guarantee of planning permission, and thus I would hope that further refinement of the proposals be feasible, such that the changes are set at limited height / proximity to our boundary, which would be an acceptable compromise that mitigates the impact on myself and my property.

Thank you

Kind regards