

Caroline Grist

From: [REDACTED]
Sent: 26 March 2025 10:39
To: Caroline Grist
Subject: DM/25/0333 - Response to neighbour consultation

Dear Caroline,

Planning Application DM/25/0333

Site: 11 Adastra Avenue, Hassocks

We have noted and considered the objection from our neighbours at 9 Adastra Avenue.

Overdevelopment: The site has an area of 468m² with the extension covering 33.5m² which is a 7% additional land coverage. The ground-floor extension is proposed to be 6.7m from the existing rear elevation, this equates to a 2.7 metre addition to the 4m we could achieve through permitted development. The additional length would largely be behind the substantial shed on the boundary in the garden of 9 Adastra Avenue.

Scale of the extension: A 1.5 metre first floor extension is modest especially when considering the extent to which other properties have been extended in Adastra Avenue and areas of similar character in Hassocks. Therefore we do not consider it to be of an excessive scale.

Loss of privacy: Notwithstanding the length of the extension, a roof lantern would otherwise be permitted development. Roof lanterns are a commonplace solution to providing light to a ground floor extension, and do not in principle generate privacy issues. This could be dealt with by condition.

Loss of view: This is not a planning consideration

Loss of light: The proposal is to extend beyond the existing eaves extent by 1.5 metres above the created ground floor extension. The 1.5 metre extension would be visible from these windows, however, the restriction of light would not be detrimental in planning terms as it would not encroach into the 45 degree outlook from the central point of the windows of the habitable rooms in question.

Character: A 1.5 metre first floor extension would not impact on the character of the local area from the street. It would read as a dormer window and would only be visible on an approximately 2m section of the pavement at the front. The character of the area should also be considered in the context of other developments in the local area, which have been allowed by permitted development or approved through the planning process. There are a number of two-story extensions and dormer windows that are in place to the rear of many properties on Adastra Avenue, which, regardless of their architectural merit, contribute to the character of the local area within which the proposed development is in keeping.

Exceeding Permitted Development: All planning applications exceed permitted development rights.

Many thanks for your consideration and kind regards,

