

Catherine Cardin

From: [REDACTED]
Sent: 18 September 2026 14:52
To: Catherine Cardin
Cc: planninginfo; [REDACTED]
Subject: Fwd: Fwd: RE: RE: Objection to Planning Application [DM/26/1716] – 39 Oathall Road
Attachments: Photo 1 - View from our private patio looking North-East.jpeg; Photo 2 - View looking West toward the end of our rear garden.jpeg
Follow Up Flag: Follow up
Flag Status: Flagged

Dear Catherine,

To demonstrate the severe impact the proposed roof terrace at 39 Oathall Road would have on our residential amenity, we have submitted two supporting photographs.

- **Photograph #1: (View from our private patio looking North-East towards 39 Oathall Road).** This photograph demonstrates how the amenities and privacy of our property was severely impacted by the original 2013 extension. Recognising this harm, the Council office established clear precedent by conditioning that the first-floor window on the southwest elevation shall at all times be glazed with obscured glass. Any addition of privacy screening will not prevent someone from standing and looking directly down onto this private patio area.
- **Photograph #2: (View looking West toward the end of our rear garden):** This photograph illustrates the direct, unobstructed line of sight that users of the proposed roof terrace would have into our private rear garden. This area is a cherished family space where children currently play in privacy and security. The creation of an elevated, overlooking platform would result in unacceptably prolonged surveillance of this sensitive area.

Policy Compliance

The Mid Sussex Design Guide explicitly states under the "Consider your Neighbours" section: *"Has the applicant considered and demonstrated that the proposal does not cause significant harm to neighbouring properties in relation to overshadowing, privacy or an oppressive or overbearing impact?"*

The applicant has failed to meet this directive. The proposed roof terrace would introduce an elevated, high-activity recreational area that directly invades our privacy and creates a severely oppressive and overbearing impact on our property.

Kind Regards,

[REDACTED]

----- Original Message -----

From: catherine.cardin@midsussex.gov.uk

To: [REDACTED]

Sent: Friday, September 4th 2026, 14:50

Subject: RE: RE: Objection to Planning Application [DM/26/1716] – 39
Oathall Road

[REDACTED]

Thank you for your email.

Your representation is waiting to be redacting by the support team as it contains your names, and should appear on the planning register shortly.

Kind regards,

Catherine

From: [REDACTED]

Sent: 04 September 2026 14:06

To: Catherine Cardin <catherine.cardin@midsussex.gov.uk>

Cc: [REDACTED]planninginfo

<planninginfo@midsussex.gov.uk>

Subject: Re: RE: Objection to Planning Application [DM/26/1716] – 39
Oathall Road

Dear Catherine,

We have seen the recent planning amendment for the proposed roof terrace at the above property. We are writing to maintain and reinforce our strong objections to this.

Despite the redesign and proposed introduction of screening, our fundamental concerns regarding loss of privacy, unwarranted overlooking, and unacceptable harm to residential amenity remain entirely unaddressed.

1. Severe Loss of Privacy and Overlooking

- **Direct Line of Sight:** No amount of screening will mitigate the unnecessary development of an elevated terrace. Even with screening, this elevated platform will allow people to stand, linger, and look downwards straight onto our garden and private patio area.
- **Noise and Disturbance:** Additional screening will not mitigate the noise and disruption inherent to a roof terrace. Designed specifically for outdoor entertainment and seating, the terrace will naturally generate elevated noise levels. Sound will travel directly down into our garden, severely disrupting the quiet enjoyment of our home.

2. Harm to the Conservation Area

- **Out of Character:** A balcony/roof terrace of this scale and nature is entirely out of keeping with the architectural character and traditional layout of neighbouring properties in this quiet conservation area.
- **Loss of Seclusion:** This locality is historically valued and known for its high level of privacy and seclusion; this proposal directly erodes that defining characteristic and will create a constant feeling of surveillance.

3. Undesirable Precedent

- **Impact on the Area:** Approving an elevated roof terrace of this kind would set an adverse precedent for other homes along Oathall Road.
- **Erosion of Appeal:** Permitting piecemeal development of this type would cumulatively undermine the general appeal, charm, and heritage value of the conservation area.

Given these unmitigated impacts, we respectfully request that the planning authority refuses this application

Kind Regards,

[Redacted Signature]

----- Original Message -----

From: catherine.cardin@midsussex.gov.uk

To: [Redacted]

planninginfo@midsussex.gov.uk Cc:

[Redacted]

Sent: Wednesday, August 5th 2026, 12:46

Subject: RE: Objection to Planning Application

[DM/26/1716] – 39 Oathall Road

[Redacted]

Thank you for your email.

Your representation is waiting to be redacting by the support team as it contains your names, and should appear on the planning register shortly.

Kind regards,

Catherine

From: [REDACTED]
Sent: 05 August 2026 12:26
To: Catherine Cardin <catherine.cardin@midsussex.gov.uk>;
planninginfo <planninginfo@midsussex.gov.uk>
Cc: [REDACTED]
Subject: RE: Objection to Planning Application [DM/26/1716]
– 39 Oathall Road

[REDACTED]

Hello,

We are sharing the email below with the planninginfo email address.

We originally sent this email to the planning office two weeks ago and by now we had expected it to have been uploaded and available to view on the MSDC website for planning applications.

As the closure date for submitting objections is 7th August please could we have confirmation of receipt.

Kind Regards,

[REDACTED]

From: [REDACTED]

Sent: 22 July 2026 16:22

To: 'catherine.cardin@midsussex.gov.uk'
<catherine.cardin@midsussex.gov.uk>

Cc: [REDACTED]

Subject: Objection to Planning Application [DM/26/1716] – 39
Oathall Road

Dear Catherine Cardin

We, the residents of 37 Oathall Road, wish to formally
object to the proposed Balcony at 39 Oathall Road.

Our primary concern is the severe overlooking and loss of
privacy the balcony/roof terrace would create. By
introducing an elevated recreational area, this would
create a direct line of sight into our private rear garden and
patio, significantly impacting our standard of living.

In summary, we request that Mid Sussex District Council
gives further consideration to two key areas of the planning
application:

1. **Failure to protect privacy and residential amenity:** The proposal breaches the Mid Sussex Design Guide principles on residential amenity, specifically the obligation to respect the privacy of neighbouring properties.
2. **Breach of established precedent:** The 2013 Decision Notice for 39 Oathall Road (ref: 13/00033/FUL) explicitly mandated obscured glass in the first-floor southwest window to protect adjoining privacy in accordance with Policy B3 of the Mid Sussex Local Plan. The current application threatens to undermine this established protection.

Failure to Protect Privacy and Residential Amenity:

- **Severe Overlooking and Loss of Privacy:** The proposed elevated platform creates a direct, unobstructed line of sight straight into our private

garden and patio. This outdoor terrace will function as an elevated viewing platform above normal eye level. It will actively encourage prolonged use for sitting, dining, and entertaining, leaving us feeling constantly “on display” in our most private spaces.

- **Conflict with Local Planning Policy:** The proposal directly contradicts the Mid Sussex Design Guide. Specifically, it breaches Principle DG47 (Consider your Neighbours), which explicitly requires extensions to safeguard the privacy of neighbouring properties and ensure adequate residential amenity. No amount of screening or redesign can mitigate this fundamental overlooking issue.
- **Disturbance and Overbearing Impact:** The terrace will also introduce significant noise and disturbance from socialising overlooking our private patio area. The elevated structure creates a perpetual overbearing presence, causing considerable distress and anxiety regarding our right to quiet enjoyment of our home.
- **Unnecessary Intrusion on a Large Plot:** The property at 39 Oathall Road is built on a very generous plot with an exceptionally large rear garden. Given the vast amount of available ground-level space, the necessity for an intrusive, privacy-destroying elevated roof terrace is completely unjustified.
- **Deficiencies in the Design and Access Statement:** The Design and Access Statement submitted by KLA Architects (ref: 319/das) is fundamentally flawed. It fails to acknowledge that this elevated social space will be overbearing and intrusive. While it references paragraph DG47 of the Mid Sussex Design Guide, it completely fails to reconcile the proposal with the guide's core mandate to protect neighbour privacy and amenity.

Breach of established precedent:

In reference to the previous planning application in February 2013 for 39 Oathall Road (which significantly extended the building's rear elevation), we corresponded with the planning office to address privacy concerns. The proposed side window directly overlooked our rear garden and patio. To mitigate this, plans were amended to require obscure glazing, and on 26 February 2013, planning permission was granted with Condition 3 stating:

- ***"The first-floor window on the southwest elevation of the extension shall at all times be glazed with obscured glass. Reason: To protect***

the amenities and privacy of the adjoining property and to accord with Policy B3 of the Mid Sussex Local Plan."

To uphold the protection of our property's privacy and continue complying with Policy B3, we request that the current application be refused. It would be a complete contradiction to the 2013 decision to now allow this obscure-glazed window to become a clear-glazed door, opening onto a balcony/roof terrace, and overlooking the exact area that was previously protected.

Conclusion

We respectfully urge the Council to refuse the southwest balcony/roof terrace proposal. This elevated recreational space conflicts with the core objectives of protecting privacy and residential amenity by introducing an unacceptable invasion of privacy and intrusion. Furthermore, it undermines the precedent set in 2013, to safeguard our privacy in accordance with Policy B3 of the Mid Sussex Local Plan.

Yours Sincerely

 (37 Oathall Road)

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