

From: planninginfo@midsussex.gov.uk
Sent: 19 April 2026 12:19
To: Caroline Grist
Subject: Mid Sussex DC - Online Register - Comments for Planning Application DM/25/3060

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 19/04/2026 12:19 PM.

Application Summary

Address:	The Grange Furze Lane East Grinstead West Sussex RH19 2BG
Proposal:	Proposed two storey rear extension with juliette balcony.
Case Officer:	Caroline Grist

[Click for further information](#)

Customer Details

Address:	
----------	--

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	I am writing to object to the above planning application for a two storey extension located approximately 1 metre from my property boundary, Chantlers, and create a significant overbearing impact on my property. My objection is based on material planning considerations, as set out below. The new dwelling is shown NOT to be positioned a minimum of 4m from the side wall of Chantlers. Currently trees and fences are 110cm from the Chantlers side wall. "For those building a double extension to the side of your property, you cannot go closer than seven meters to the boundary and no wider than half the original size of the property" 1. Loss of Light and Overshadowing The proposed two storey height and close proximity to my boundary will significantly reduce natural light to the rear rooms of my home and garden. - The development breaches the 45 degree and 25 degree daylight guidelines commonly used by UK planning authorities. - The height and massing will create overshadowing during key daylight hours

- The Rights of Light Act 1959 states that if a property has received daylight for the last 20 years (the minimum prescribed period), you may be entitled to continue to receive that light. Chantlers has received said light for 35+ years
 - The proposed site is 2 stories high and would severely affect my wellbeing; the whole of the north facing side of my property will be screened by the proposed extension. I cannot access the garden easily for natural light and rely on the views from my main seating area which the proposed extension would 100% block
- This represents a material loss of amenity.

2. Overbearing and Overdominant Impact

- A two storey structure positioned only 1 metre from the boundary will appear visually overbearing when viewed from my main living space, dining and living area to my kitchen and where I spend 90% of my waking hours
- The scale is disproportionate relative to surrounding properties.
- The sense of enclosure created by a tall wall so close to the boundary is unacceptable and contrary to the principle of protecting neighbour amenity.

3. Loss of Privacy

The upper floor windows and balcony facing my property and garden will result in direct overlooking of my garden and internal rooms.

- This conflicts with typical local plan policies requiring adequate separation distances between habitable room windows.
- Even obscure glazing does not prevent overlooking from openable windows or future alterations.

4. Inconsistency With Local Character

The proposed extension is out of keeping with the established pattern of development in the area.

- Most neighbouring properties maintain greater spacing between buildings.
- This conflicts with local design policies requiring extensions to be subordinate, sympathetic, and respectful of local character.

5. Potential Breach of Local Planning Policies

Based on typical UK planning frameworks, the proposal may conflict with:

- Local Plan residential design policies
 - Supplementary Planning Guidance (SPG/SPD) on extensions
 - National Planning Policy Framework (NPPF) principles on protecting residential amenity
- I request that the planning officer assesses the proposal against these policies.

6. Construction and Maintenance Concerns

The proximity of the extension raises practical concerns:

- Access for construction and future maintenance
- Potential encroachment during building works
- Drainage and guttering issues

These concerns reinforce the unsuitability of the proposed siting.

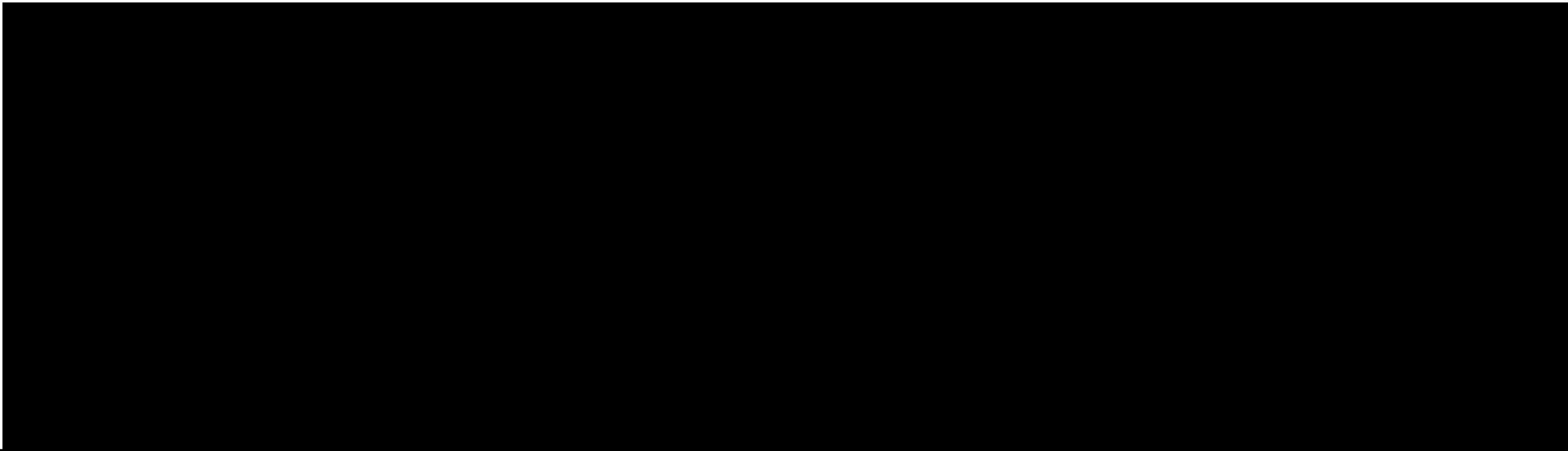
7. Gutter/Eaves Overhang and Encroachment

The existing extension includes guttering/eaves that overhang my property, which is not permitted without my explicit consent. We have previously requested this is addressed but has been ignored.

- This constitutes a trespass under UK property law.
- Planning permission does not override property rights, and the applicant cannot rely on access to my land for construction or future maintenance.
- The design fails to demonstrate how rainwater will be contained within their own boundary, raising concerns about runoff and potential damage to my property. This has resulted in the fences immediately beneath the gutter to rot and is replaced annually.

This issue indicates that the proposal is not viable in its current form and requires redesign to avoid encroachment.

Conclusion



Kind regards