

Rachel Richardson

From: [REDACTED]
Sent: 09 April 2025 21:16
To: Rachel Richardson
Subject: [REDACTED]

[REDACTED]
Dear Rachel Richardson,

With regard to the notification of planning application for a proposed build on the land at the rear of no43 Wivelsfield Road (Ref DM/25/0214), we would like to raise an objection based on the following points.

Significant overbearing impact and loss of light

The proposed build is very close to both our boundary line and our house. The plans seem to show that the length of the proposed build would run alongside the length of our house. The land on which the proposed house is to be built is also slightly higher. We are concerned that due to the proximity of the proposed build to our house, combined with its height on the elevated land, the light in our property would be affected in our upstairs landing and two occupied rooms: the kitchen and the living room.

We also feel that the windows on the side of the proposed build would invade our privacy; exacerbated by the elevated position that the new house would be in compared to our house.

Overcrowding of houses in the area

The space set out for the proposed house would make our house feel very cramped within the little space that separates it from the boundary line. While we understand the need for new housing in general, squeezing a house into this small garden space does not seem to be the appropriate way to achieve this.

Right of enjoyment of our property

We also wish to highlight the detrimental impact we believe that the proposed build would have on our enjoyment of our house and driveway. There will be substantial noise and disturbance from having a house built so close to ours and this will greatly impact on our enjoyment of our time spent in our house. There are always members of our household at home during the day, every day of the week, so we would be severely affected by the noise if the proposed build were to go ahead. One member of our household works from home on a daily basis, so not only would the noise from construction affect their enjoyment of our house but it would also impact on the peace and quiet that they currently benefit from while working from home.

Risk of damage to our property

Our driveway is used by two households and runs parallel with the proposed demolition and house build. The fence currently in place will not provide adequate protection from the dirt and dust which will inevitably come onto our cars, and risk causing damage to them.

We wish to continue exercising our right to park our cars on our driveway without fear that they would be at risk of damage and getting excessively dirty from the waste and debris that the proposed building site would generate.

Highway Safety Issues and Accessibility Issues of heavy goods vehicles to get to the garden to build the proposed house

Though we can see that the highways team has written a report it does not appear that they actually visited the area and saw for themselves the reality of vehicles trying to get in and out of the very narrow driveway of no 43 Wivelsfield Road. We have based this assumption of no visit having taken place due to the 'date of site visit' on the first page of the report being shown as "N/A". The report also states that it was written from using a map "From inspection of WSCC mapping".

This stretch of Wivelsfield Road has many cars parked along it at all times of the day, which will severely restrict visibility of vehicles trying to pull out of the driveway of no 43 during the proposed period of construction. There would be insufficient space for large heavy goods vehicles to turn around at no43, so they would have to reverse out of the driveway. This would be very dangerous due to the lack of visibility caused by parked cars as well as vehicles regularly exceeding the 30mph speed limit on this stretch of road. We fear that this would greatly increase the risk of a collision.

As such, the presence of these vehicles on Wivelsfield Road during the period of proposed construction would cause a dangerous obstruction to traffic. We are also concerned that were these heavy goods vehicles to be parked on St John's Road then this would cause incredible inconvenience to those members of the community who need to come and go from this cul-de-sac road while going about their daily lives to and from their homes there.

Thank you for taking the time to read our objections. We were very disappointed to receive notice of this proposal and do not feel a house in this small area is appropriate or necessary. We believe that the perceived benefit of the proposed build is greatly outweighed by the damage and harm that it would actually cause not only to us but to the immediate community.

Yours sincerely,

