

Stefan Galyas

From: [REDACTED]
Sent: 15 May 2026 09:56
To: Stefan Galyas
Subject: Letter of Representation - DM/26/0978

[REDACTED]

Dear Planning Officer,

Re: Planning Application DM/26/0978
Property: Rosewood House, Ockley Lane, Hassocks

I am writing to comment on the above application as the owner/occupier of the neighbouring property to the rear of the site.

I note that the proposal includes a two-storey side and rear extension, raising of the existing ridge line, and the addition of new dormers to both the east and west elevations.

At present, there is a substantial line of mature trees along the rear boundary within the applicant's garden which provides significant screening between the properties. Because of this screening, it is difficult to fully assess the true visual impact of the proposed extensions and roof alterations from my property and garden.

My concern is that, should these trees be removed or substantially reduced in the future, the increased height, scale, and massing created by the raised ridge line and enlarged roof structure could have a much greater impact on neighbouring amenity than is currently apparent. This may affect the outlook and sense of openness presently enjoyed from my property.

I would also ask the planning authority to carefully consider any potential overlooking or loss of privacy arising from the proposed dormers and upper-floor alterations, notwithstanding the reference to obscure glazing on the north elevation dormer extension.

I would therefore ask that careful consideration be given to:

- the visual impact of the increased roof height and enlarged roof form,
- the cumulative scale and massing of the proposed development,
- the potential for overlooking from the proposed dormers,
- the long-term reliance on the existing boundary trees to soften and screen the development.

If permission is granted, I would ask that consideration be given to the retention and protection of the boundary trees, as they currently form an important visual screen between neighbouring properties.

Thank you for taking my comments into account when assessing this application.

Yours faithfully,

[REDACTED]
23 Ockley Way
Hassocks
BN6 8NE

Sent from my iPhone