

Andrew Horrell

From: [REDACTED]
Sent: 06 July 2026 08:51
To: Andrew Horrell
Cc: Derek Brown
Subject: Application - 76 High Street, RH16 2HP

Dear Andrew,

We are writing in relation to the planning application for Cross Keys, 76 High Street, RH16 2HP. We live next door at The Holt, 78 High Street and have some concerns about the application, as discussed during your site visit last week:

1) The proposed kitchen extension would be built directly in front of a row of windows that provide an important source light into our living room and potting room. The height of the roof to the extension would mean that it cuts across these windows, creating an even more unsightly, bulky and over-bearing obstruction. The overall structure would almost entirely block out any light through the windows given its very close proximity to the boundary between the two properties. The windows themselves have been there for many years and are a characterful feature of our property, in addition to providing natural light into the rooms noted above. We would like to see any extension built further from the boundary with our property to reduce its impact.

2) The proposals include two new buildings in the garden (one adjoining the existing garage and the other at the end of the garden), both with pitched roofs. These buildings negatively impact on the conservation area, blocking characterful views of other listed buildings/rooftops and greenery. Taking both proposed new buildings together, alongside the kitchen extension, the rear garden at Cross Keys risks becoming over-developed. If the structures are to be allowed, flat/slightly angled roofs would be more appropriate as this would reduce the height of the structures, which are imposing as proposed, and make them look more like garden outbuildings than houses.

3) The proposed outbuilding at the rear of the garden (east boundary) is in close proximity to an ancient copper beech tree that resides in our garden and is an integral part of the conservation area (when in leaf it can be viewed from the Common). Although we have seen the tree report which proposes using 'screw pile' footings, we remain concerned about the impact of drilling into the ground on the root system of the tree, and other nearby greenery. We have been advised by our tree surgeon that the roots of the copper beech stretch a large number of metres given the tree's height and span, and are likely to be very shallow, meaning that drilling into the ground would still risk harming the tree.

We would like a Tree Preservation Order to be put on this ancient tree to prevent further threats to its existence and that of the wildlife it houses (we believe this may include bats), and we look forward to hearing from your colleagues in the relevant department.

Kind regards,

[REDACTED]