

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 05 June 2025 16:04:05 UTC+01:00
To: "Tracie Axford" <tracie.axford@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/1313

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 05/06/2025 4:04 PM.

Application Summary

Address:	Ellaby Copthorne Bank Copthorne Crawley West Sussex RH10 3QZ
Proposal:	Side ground floor extension. Replacement flat roof to existing conservatory. 2no rear flat roof canopies each side of existing conservatory
Case Officer:	Tracie Axford

[Click for further information](#)

Customer Details

Address: Southlands Southlands, Copthorne Bank Copthorne RH10 3QZ

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Re: planning application DM/25/1313 - Ellaby, Copthorne Bank Our property faces the west elevation and we object to the above planning application as the plans are vague and as such it is not clear as to the overall impact and possible use for some of the proposed changes 1. It is not clear if the proposed 'lantern light' will be any taller than

the existing conservatory roof at its highest point. If it is no higher then we have no objection to the 'lantern' but clarification is required regarding the flat roof.

2. There is no detail as to what material the canopies will be constructed from and how they will be supported
- the proposed areas either side of the conservatory are labelled differently in parts of the proposal as canopies or roof. We have a concern as to how they could be used.
- there are no details as to how/where rainfall will drain from the flat canopies

3. We have significant concerns as to how the new flat roof of the conservatory and the new flat canopies/roof either side of the conservatory might be used.

Our neighbour has an existing flat roof above the kitchen area and despite strong objections added a vertical ladder allowing access and created a terrace plus some form of rail. This places them in an elevated position and we question whether this constitutes a change of use / meets planning &/or building regulations and is legal as we did not receive any formal notification/request.

As a result our garden can be overlooked and we have suffered a loss of privacy. This concerns us greatly particularly having two young children.

We are therefore extremely concerned that the new flat roof of the conservatory and the new additional canopies/roof either side of the conservatory could be used, in part or full, as an elevated position and as an extension to the existing terrace.

If any access /utilisation of the new flat roof/canopy areas was made / permitted this would be an additional detriment to our privacy and enjoyment of our garden and home which is already impacted

4. The proposed side extension (east elevation) will not be in our line of sight. However as an observation the front right corner appears to be extremely close to the boundary of 'Lamings', the neighbouring property. There is no indication as to what the maximum gap will be or whether there will be any impact/interference of the boundary

Kind regards