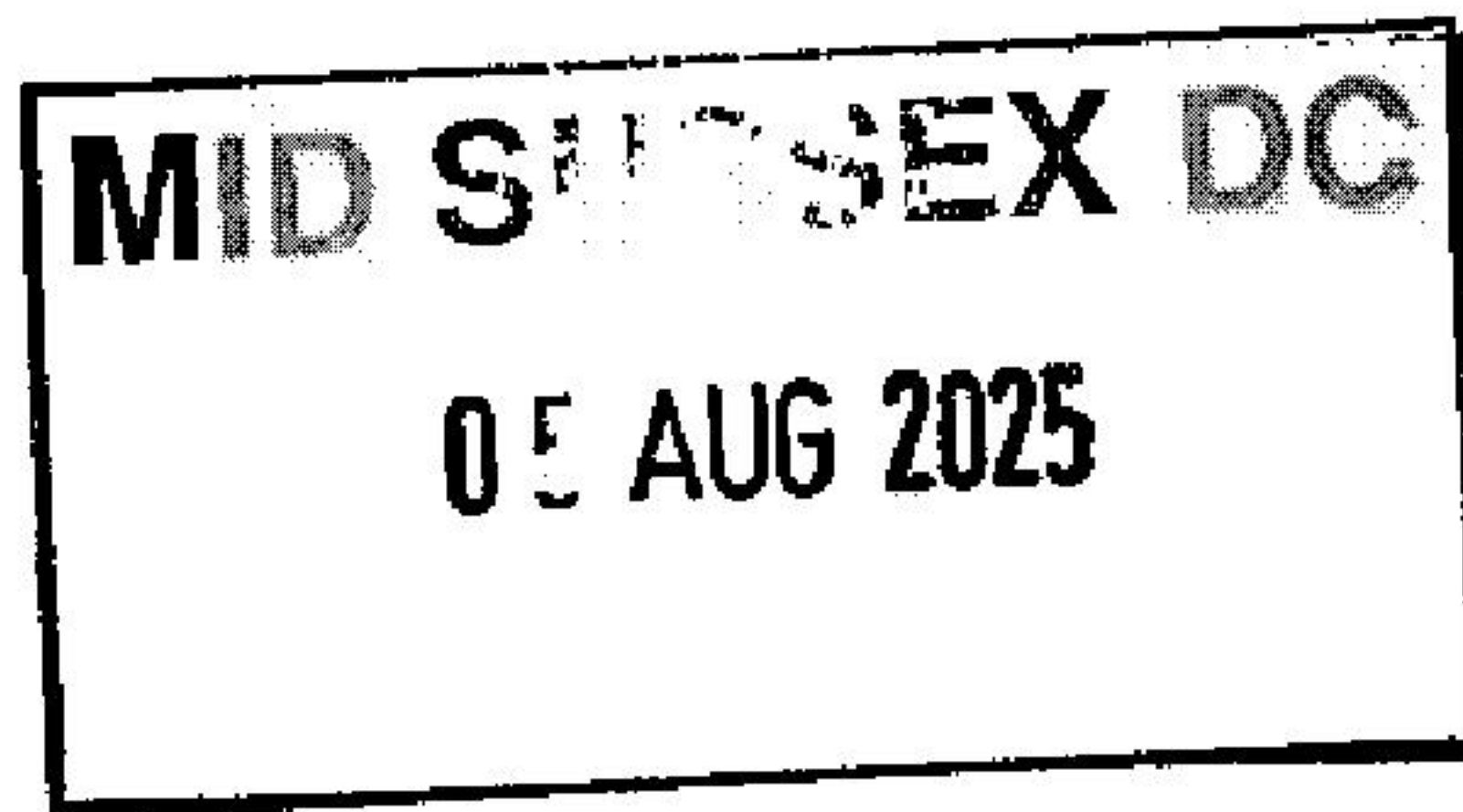




66, Lancaster Drive
East Grinstead
West Sussex
RH19 3XH
3rd August 2025

Mid-Sussex District Council
Assistant Director Planning and Sustainable Economy
Oaklands Road
Hayward Heath
West Sussex
RH16 1SS
FAO Ms Anna Tidey

Notification of Planning Application
68 Lancaster Drive, East Grinstead, West Sussex, RH19 3XH
Planning Application No: DM/25/0824

Dear Ms Biggs and Ms Tidey,

Thank you once again for forwarding the revised plans for the above. The only concession in this 3rd proposal appears to be the obscured glass inserted into the overlooking patio doors and Juliet Balcony. This of course will provide more privacy when the windows are closed, but as the most likely time we will be using the garden will be on warm sunny days, I imagine their patio doors will also be open. Consequently, this amendment will make negligible difference to our privacy, which is in question and that we have continually enjoyed for over 52 years.

Furthermore, if No 68 is resold, the glazing could easily be replaced and become an ongoing issue for ourselves. Can we reiterate how strongly we feel that our privacy is going to be severely breached, despite this further concession. Whilst we appreciate that the Planning Department may not consider the loss of value relevant to planning we emphatically do, in view of drainage damage costs already incurred. This extension is doubtless going to have an impact on our property's value, particularly where loss of rear garden privacy has been seriously reduced, together with the imposing nature, that this extension imparts. One of the reasons we purchased this house in 1973 was because of the openness and woodland surroundings, giving us privacy in the garden. It will be very uncomfortable and claustrophobic, after all these years, to feel overlooked and crowded by the proximity of this extension, regardless of the type of glazing.

I don't think it unreasonable to believe that when the estate was initially designed, the bedroom windows were situated so as to not make neighbours feel

uncomfortable and overlooked. We emphatically believe that this planning application now currently on its 3rd amendment, still does not show sufficient regard to our concerns on matters of privacy, overbearing and out of character and appearance issues. Since privatisation we realise we can no longer rely upon the Mid-Sussex DC Building Regulations Dept being automatically involved, therefore we wonder how matters of health and safety, wellbeing, light reduction, noise disruption and dirt will be effectively and transparently regulated.

Finally to summarise our objections to the proposed planning application, which seeks permission for an upstairs extension near the boundary with our property are as follows:-

Grounds for Objection

(1) Overbearing proximity, privacy and loss of amenity

The proposed 2 storey extension is located approximately 1.4 metres from our back door, making it significantly overbearing. This will have a substantial adverse impact on the light space and enjoyment of our living environment, with the overlooking windows compromising our privacy.

(2) Drainage and Risk of Further Damage.

The first floor of this property was constructed several years ago, reportedly without planning permission and with inadequate drainage infrastructure. If this is in fact unlawful, then we understand we can object on the grounds of planning abuse. Even if planning permission was not required, Building Regulations approval would have been. The resulting drainage issues, mentioned again below, suggests this may have been neglected.

During storm Dennis and storm Ciara in 2020, water runoff from the poorly drained roof caused a major landslide to our garden.

We have since spent approximately £40,000 attempting to stabilise and regain our garden. We are extremely concerned that this proposed development may exacerbate existing drainage issues, further endangering the structural integrity of our land and home. The applicant has not, to our knowledge, provided adequate details of how such issues will be addressed.

(3) Present and Cumulative Impact.

We have contacted the Mid-Sussex Building Regulations Department who have informed us that since privatisation they are may no longer automatically be called upon to regulate this development and a private firm could be engaged instead. Given that previous works have been undertaken without appropriate planning or building control oversight, we are concerned about the extension being built upon, without proper

inspection and not knowing who is regulating this new build. If unchecked, irreversible damage could threaten the unstable land in this area.

Conclusion

For the reasons above we strongly object to the proposed extension. We urge the council to refuse planning permission or at a minimum require the applicant to provide:-

- (i) a full structural and drainage impact assessment,
- (ii) confirmation of the lawful status of existing ground floor extension,
- (iii) Reassurance that health and safety issues concerning boiler extract fumes, will be addressed,
- (iv) Finally, measures to ensure no further harm can arise to our land or property and that the repairs we have had to make since 2020 along the base of their boundary between our two gardens (which No 68 are aware of), are properly maintained.

Thanking you for your time and consideration in all these matters.

