

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 18 December 2024 19:33:56 UTC+00:00
To: "Andy Watt" <andy.watt@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/24/2563

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 18/12/2024 7:33 PM.

Application Summary

Address:	17 Valebridge Road Burgess Hill West Sussex RH15 0RA
Proposal:	Proposed demolition of an existing storage building to the rear of the property and erection of a new detached 4 bedroom dwelling with integral garage and a further detached garage and car porch
Case Officer:	Andrew Watt

[Click for further information](#)

Customer Details

Address:	9 Grange Close Burgess Hill
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Burgess Hill Neighbourhood Plan H2 This application goes against the recommendations of the Burgess Hill Neighbourhood Plan H2 - Back Garden Developments in its intention to build a large residential property on the applicants land.

Whilst it is apparent that the property has been oriented so that there are no first floor windows on the north side to stop the proposed property from directly overlooking the properties in

Grange Close, the windows on the east and west aspects will allow existing gardens to be overlooked, ours from the west side for example. This contradicts the Design and Access Statement.

As proposed, the building will have a significant overbearing impact due to it being two storey, compared with the existing single storey workshop, with a featureless brick wall, albeit tile hung, which will also be constructed nearer to our boundary.

The roof of the existing building is detailed as 'tiled'. This is not the case; the extensive existing roof is clad with corrugated asbestos sheeting, with matching asbestos ridge tiles. As the applicants are unaware that the roof is made of sheeting with ACM's, and this is detailed as a self - build, we are concerned for the safe dismantling and disposal of the roofing materials. The roof has been in situ for a great number of years and looks to be sound. However, the fixings may have corroded over the lifetime of the roof and may make removal challenging and dangerous as inadvertent release of fibres may occur. Airborne contamination must therefore be considered with resultant Risk Assessment and approved safe methods of work, adopted.

Mid Sussex District Design Guide DG37

There is no mention of environmental sustainability, e.g. solar photovoltaic, solar thermal heating or ground source / air source heat pumps. No provision appears to be made for electric vehicle charging. We believe that the above should have been identified within the application to comply with MSDC Design Guide DG37.

Mid Sussex District Plan for delivering high quality buildings DP39

We have concerns over construction methods with this being a self build property, due to potential dust and debris polluting the air from demolition and subsequent construction; noise pollution from construction activity and necessary machine tools; workers adhering to specified allowable working hours and vibration from the breaking up of the existing building base and excavating for new foundations. This information would be required to satisfy the requirements of DP39, the Mid Sussex District Plan for delivering high quality buildings.

Parking in the area is very limited. Exiting Grange Close is difficult much of the time and if construction vehicles are parked in Valebridge Road, this will make egress more difficult. There is limited space on the existing drive of the property in question and this may impact traffic in the immediate vicinity. This comment relates to the demolition / construction phases of the work as post build, there would be little impact on additional traffic.

The existing security lighting that is mounted on the four aspects of the utility building was installed following a burglary to an outbuilding at 17 Valebridge Road. Whilst this was an agreed sensible solution, the type of lighting installed causes a high level

of light pollution. The lights are microwave sensor fitted and extremely sensitive. Rain causes the lights to come on and off and the lights are very bright. If similar lighting were to be installed on the proposed property, this will likely be more intrusive as it will be closer to the boundary with our properties.

View from our upstairs window of the existing workshop building
IMG_6468.heic

Kind regards