

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 19 December 2024 12:56:27 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 19/12/2024 12:56 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:	7 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:	<p>OBJECTION Ref: DM/24/2563</p> <p>Regarding the proposed demolition and erection of a new detached 4 bedroom house at 17 Valebridge Road, Burgess Hill, I wish you to note my objection as follows:-</p> <p>1. The proposed erection of said dwelling is not in line with the Burgess Hill Neighbourhood Plan H2 - back garden developments. It will also block out a large proportion of sunlight from my garden, which is south-facing and therefore affect the</p>

light in my house. This, I believe should be considered under the "Right to Light" policy.

2. The view from my home would then be of an overpowering double-storey brick wall and pitched roof. There is no information in respect of a Mid Sussex District Design Guide (DG37) informing me of environmental compliance, such as electric charging points, heat pumps, solar heating etc.

3. The development of the current site would have a negative impact on the surrounding woodland area, where there would be a loss of trees and shrubs, which are home to many birds and wildlife. The trees have already been significantly reduced by the owners. There is also a noted presence of Japanese knotweed at the end of the site.

4. My home is situated in a quiet cul-de-sac, which currently backs onto wasteland; the impact of the building works will, therefore, impact the quality of my time at home, and there will be a prolonged period of building works, vibrations and dust. I also work from home so, there will be no escape from the noise and disruption, which is of concern. Subsequently longer term - activity from the new residents who will be living very close to the boundary lines.

5. The design isn't suitable for the plot, which will impact the enjoyment of my garden and home. I am concerned the construction site during the self-build will have many rules and regulations to adhere to relating to the Mid Sussex Plan for delivering high-quality buildings DP39 - how will this be monitored to ensure works are carried out safely and in line with the policy, whilst respecting the impact the development will have on the very close, multiple surrounding properties and residence.

6. I was informed (when I bought my property) that there is asbestos in the roof of the current single-story dwelling, and I can see no mention of this in the planning application and how this will be removed safely. I would strongly recommend this will be investigated.

7. It is stated on the application that work has not yet started. However, on inspection (over my fence) There appear to be new posts and a string line set up to mark out the boundary of the new property.

8. I have concerns regarding access for builders, site excavation works, and general traders attending the site, as the property exits onto a main road. There is no availability for the workers to park in Grange Close as this is a private cul-de-sac for residents only. Therefore, parking on Valebridge Road would be dangerous as it is near a local primary school, bus route and busy commuter road. Kerbside parking, whilst illegal, will also be detrimental to access for parents with pushchairs, and mobility scooters and access for elderly residents who visit the post office and convenience store at the bottom of the road.

The lack of detail and information in the application is of concern. Along with this fact, many policies set out by the Planning Council do not seem to have been met. All in all, there appear to be more

negatives to this proposed build - and I don't believe there has been enough consideration given to the impact this potentially very long build will have on us in the long term. As this is a self-build project, there is no guideline or indication of the length of time for work to be completed. To comply with anti-social working hours, if the owners carry out this build themselves, will they be working evenings and weekends when I and the other residents in Grange Close will be home? This would severely impact the quality of our relaxation time in our homes.

Kind regards