

**Hill Glen
Furzefield Road, East Grinstead
RH19 2EF**

1st January 2025

Mr Andrew Watt
Mid Sussex District Council
Planning Department
Oaklands, Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Reference: DM/24/3006

Dear Mr Watt,

**Objection to Planning Application for Proposed Triple Garage with Hobby Room Above at
Braeside, Furzefield Road, East Grinstead, RH19 2EF**

We write to object to the above application, specifically in relation to the Proposed Triple Garage with Hobby Room Above, on the grounds of the adverse impact it would have on the privacy and amenity of our property. This proposal also appears to contravene key principles of planning policy and guidance.

The proposed development raises the following significant concerns:

1. Loss of Privacy

The proposed hobby room includes two dormer windows at the front of the building, which would overlook our garden and rear-facing rooms, including our lounge and dining rooms. These windows would be situated approximately 12 metres from the rear of our property and, whilst they are not directly facing, their position and orientation allow for clear views into both our principal living spaces and garden at an oblique angle. Currently, we enjoy complete seclusion. Therefore, this would result in an unacceptable loss of privacy, undermining the quiet enjoyment of our property.

2. Impact on Residential Amenity

The loss of privacy would have a detrimental effect on our residential amenity, in conflict with Mid Sussex District Council's policy DP26, which seeks to protect neighbours from overlooking and loss of privacy. The National Planning Policy Framework (NPPF) also emphasises the importance of securing a good standard of amenity for existing occupants of land and buildings.

3. Overbearing Impact

The size and scale of the proposed building, combined with its proximity to our boundary, would create a dominant and overbearing presence. The side elevation, located approximately 9 metres from our property, would further reduce the sense of openness in our garden, contrary to the principles of good design as set out in the NPPF.

Cont....2/

2.

4. Inadequate Justification for Scale and Use

The inclusion of a hobby room above the triple garage raises concerns regarding potential future use and intensification of the site.

Requested Action

Our concerns lay solely with the impact of the proposed garage and hobby room. Indeed, we support the proposed plans to improve Braeside itself.

However, we respectfully request that the Council refuses this application for construction of the two storey garage complex on the grounds of its adverse impact on our privacy and residential amenity.

If the Council is minded to approve the application, we urge the imposition of conditions to mitigate the impact, such as:

- Removal or repositioning of the dormer windows to prevent overlooking.
- Restrictions on the use of the hobby room to prevent future conversion into habitable accommodation.

Thank you for considering our concerns. We trust the Council will give due weight to the protection of residential amenity in its assessment of this application.

