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Sent: 18 December 2024 22:33:44 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/24/2770

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 18/12/2024 10:33 PM from . Balcombe Parish Council on behalf of Parish Consultation.

Application Summary

Reference:	DM/24/2770
Address:	Stumble Ridge Oldlands Avenue Balcombe Haywards Heath West Sussex RH17 6LP
Proposal:	Removal of existing outbuilding and holiday let building. Erection of detached dwelling with associated landscaping and access.
Case Officer:	Rachel Richardson

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Comments Details

Comments:	Balcombe Parish Council Object to the proposal to construct a single dwelling to the rear of the property called Stumble Ridge. Planning reasons for refusal Conservation area Stumble Ridge and its garden lies within the Balcombe Conservation Area and the Parish council considers the subdivision of the plot as contrary to the reasons for the Conservation Area. 'The following features in particular contribute to the character of the Conservation Area..... large detached houses, set predominantly in spacious gardens, and the extensive grass verges bordering wide roads which contribute to the overall open character of the residential area of Stockcroft Road, Deanland Road and Oldlands Avenue'. The application is contrary to MSDC DP35 Conservation Areas. Built-up area The existing built-up area boundary is such that the southern wall
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of the proposed house would sit along the southern boundary of the built up area and the remaining garden area to the south servicing the house will sit outside that built up boundary.

High Weald AONB

The site is in the High Weald Area of Outstanding beauty and the position on the edge of the built up area means that the effect on the AONB/ views into the built up area from the AONB would be affected by a new dwelling in this location. Visual impact, landscape impact, ecological/ biodiversity, light and noise issues are significant effects on the AONB. The application is contrary to MSDC DP16 High Weald Area of Outstanding National Beauty Homes in the AONB must meet local need and BPC do not feel that this proposal met a defined need. (see Neighbourhood Plan comments below)

Ancient woodland

Adjacent to the plot is a tract of ancient Woodland and the effect of an additional property, including garden, in proximity to that should be considered.

Neighbourhood Plan

The Balcombe Neighbourhood plan has achieved the required number of homes set out for local need in its allocated sites. This home is therefore unnecessary. The Neighbourhood Plan sets out sizes for new homes as a maximum size of three bedrooms. The application is for a 3 bedroom home but there is also a cinema room and an integral garage which could be converted to provide additional accommodation without planning permission being required. It would be easily converted to a 5 bed roomed house without planning permission or any material alterations being required. We therefore contest that this house would not fall within the requirement for smaller 3 bedroomed homes set out as the defined need in the Neighbourhood Plan.

Current holiday let conditions

The current holiday let is much smaller than the proposed building, the building is of a more temporary nature and there is a planning condition on it which does not allow for continuous occupation by the same individuals. The applicant is required to keep a register of occupants/ lets to accord with this condition. This is so that the present building is not considered a permanent dwelling.

Effect on surroundings of Construction and use

Whilst the period for construction is only temporary there would be both temporary and permanent effects of the construction activities. The access to the site is via a shared access track. The applicant has rights over the access but does not own the entire track. The track is split in ownership with the neighbouring property to the west owning the western half. It is likely that the track surface would be damaged and adjacent hedges and trees affected during construction by heavy equipment and deliveries. The tracks currently provides access to the field at the rear which is in shared ownership by the remaining houses on Oldlands to the west. These also have access rights along the access track. There are no details of the intended permanent surfacing of this track, and surfacing it would require the agreement of the other owner, who

we note has objected to the application.

Noise disturbance and visual disturbance would be experienced by the adjoining property due to construction access.

The excavation necessary to dig out the basement/ lower floor will be around 4m with foundation excavations etc. The excavation will be directly along the eastern boundary of the plot and therefore along the rear boundary of the adjacent property in Stumble Mead and the Stumble Mead allotments. It would not be possible to excavate this without affecting the existing hedgerow and hedgerow trees along this boundary. These would be likely to die due to loss of roots and changes to the water regime. This hedge row forms both screening and a pleasant amenity area to the garden and allotments. Its loss would increase the impact on surrounding homes and land. The screen to the new property from the adjacent property and allotments would be lost.

The excavation would need temporary shoring and sheet piles would be an obvious choice. Their installation would be extremely noisy.

The new dwelling would have a narrow access track and MSDC would have to assure themselves that access for fire, ambulance and bin collection are addressed.

The property to the west would experience noise from residents and vehicles on the access track once occupied which would affect the peaceful use of their home and garden. The House adjacent in Stumble Mead would have a house very close to its rear boundary with one window directly overlooking their garden. This not only affects outlook but is overbearing and affects the peaceful use of their garden.

Kind regards