

Andrew Horrell

From: [REDACTED]
Sent: 16 March 2026 16:44
To: Andrew Horrell
Subject: DM/25/3095 - 40 Gander Hill Haywards Heath West Sussex RH16 1QX

Dear Andrew

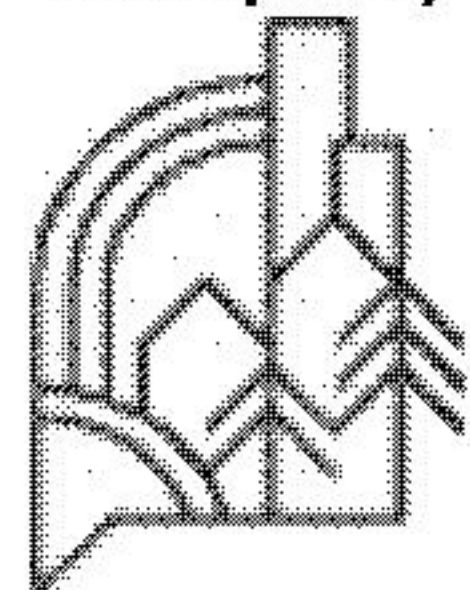
Please find below an email from the applicant, responding to the neighbours' comments.

kind regards

Debbie

DJM Town Planning Ltd
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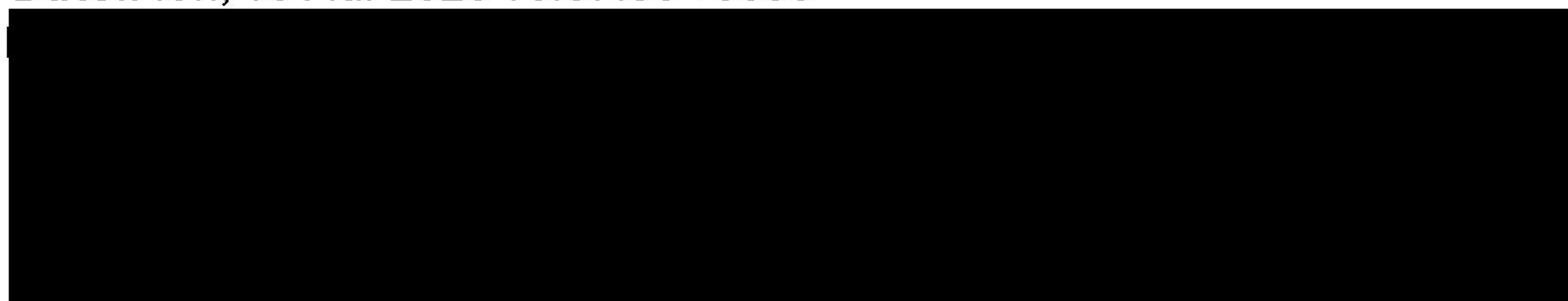


Chartered Town Planner
Royal Town Planning Institute

----- Forwarded Message -----

Subject: Re: Planning Application - Paynes' Comments

Date: Mon, 16 Mar 2026 16:07:56 +0000



djmtpl.co.uk

Dear Andrew,

We have reviewed all of the objections/comments in relation to our planning application and would like to set out our comments in respect of the same after much thought and consideration as follows:

1. Loss of light to Neighbouring Properties:

Prior to submitting our planning application, we did consult with our architect regarding whether the first storey extension over the lounge could impact on our neighbours' daylight/sunlight and we were advised that this would be highly unlikely and on this basis this is why we proceeded with our proposed design. Following our neighbours' concerns, we have now received an expert report from XDA Consulting Ltd in relation to the proposed extension's impact on daylight and sunlight and such report confirms that there is negligible impact to our neighbours at 42 Gander Hill. This accords with the advice that we had received from both our architect and subsequently our planning consultant during the entirety of this planning process.

Given the proximity of 42 Gander Hill and the negligible impact to their daylight and sunlight, we do not think that 38 Gander Hill's morning light will be affected either. The boundary of 38 Gander Hill is over 17

metres from the site of the proposed extension and to the south-west of your property. We believe this distance is more than sufficient to ensure that there will be no loss of amenity or loss of light to this property.

2. **Objection to "large glass area above the windows of the proposed extension" and potential light intrusion:**

We have reviewed this issue and considered our neighbours' concerns and we propose to remove the large glass area above the windows and can submit a revised drawing of the first storey extension.

3. **"Out of character" and "modern building":**

We note that all of the houses along Gander Hill differ in look, although we acknowledge that 40 Gander Hill is more modern in look. However, the previous renovations which gave the house its modern look was granted planning permission nearly 18 years ago on 11th July 2008 and the proposed further extension is in keeping with the same modernised look. We do not agree that this should be a reason to reject the application.

4. **"Overbearing" and "Overdevelopment":**

We would submit that in the context of the overall size of the plot of land at 40 Gander Hill that the requested first floor storey extension over the existing lounge does not look out of proportion. In addition, we would note that the house will remain a 6-bedroom house as it was when it was acquired in 2006. In addition, having looked at other properties along Gander Hill they all vary in size and those with larger plots of land do have similar proportionately sized properties. The houses along Gander Hill are good sized, two storey detached and semi-detached dwellings, some with loft conversions. Our proposal to add to the first floor is not out of scale with the scale of the properties along the street.

Policy DP26 requires developments to be of high-quality design and do not cause significant harm to amenities of existing nearby residents. XDA's assessment and report demonstrate that the amenity issues have been complied with.

We would like to reiterate that we have considered all our neighbours' concerns during the design process and also following their objections we have obtained a daylight and sunlight report which confirms that there will be negligible impact from the extension.

We hope that all the above is taken into account when making the decision.

Kind regards