

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 20 December 2024 15:43:27 UTC+00:00
To: "Andrew Horrell" <andrew.horrell@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/24/2879

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 20/12/2024 3:43 PM.

Application Summary

Address:	17 Dellney Avenue Haywards Heath West Sussex RH16 3LX
Proposal:	Replace conservatory, lean-to structure and garage with single storey rear extension and patio.
Case Officer:	Andrew Horrell

[Click for further information](#)

Customer Details

Address:	19 Dellney Avenue Haywards Heath
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	Dellney Avenue is on a slope, going downwards in the northerly direction as the property numbers increase. The land also slopes away from the street (westwards) such that the rear gardens are lower than the front gardens.
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Comment 1:

The plans for the existing structure shows clearly the downpipe that takes rainwater from the existing sloping roof to the drains. The plans for the proposed extension do not give any indication

as to how rainwater run off from either the structure itself or the additional newly paved areas will be managed.

This combined with the reduction of the amount of lawn leads to concern that the rainwater will simply run off, and run into the driveway and/or down into the adjacent property and its garden(s).

Comment 2:

The plans presented appear to show that the extension is proposed to be constructed with its floor level with that of the rest of the ground floor of the applicants property.

Due to the slope of Dellney Avenue, the ground floor level of each pair of semi-detached houses is positioned such that the left hand property, when viewed from the street, is at or just above ground level, with the consequence that the level of the right hand property, in this case the applicant's property, is considerably above ground level, and thus that of the next pair of houses to the right (North).

The north elevation of the proposed extension would therefore stand somewhat taller that it would if constructed at ground level.

This would result in a considerably more imposing edifice standing over the driveway and neighbouring property with increased obstruction to the view from. and decrease in the amount of light available to the facing kitchen window of the adjacent property than would be the case with a single storey extension at ground level.

The application notes that similar developments have been approved and implemented toward the lower end of the street. At that location, however, the setting is different as the slope of Dellney Avenue is significantly less, relative floor levels of the adjacent pairs of houses is much more even, and thus the extensions only stand the height of one single story above the neighbouring properties.

Comment 3:

The ground plan for the proposed development contain a reference to a structure marked 'Store', however, none of the other plans make reference to this, it is thus impossible to comment on the element of the plan.

If the 'Store' is formed by retaining the residual part of the existing Garage/Store structure, no further comment would be required.

Kind regards

