

Sarah Valentine

From: [REDACTED]
Sent: 22 December 2024 17:21
To: planninginfo
Subject: Objection to Planning Application DM/24/2563

[REDACTED]
5 Grange Close
Burgess Hill
West Sussex
RH15 ORZ

[REDACTED]
Planning Department
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Re: Objection to Planning Application DM/24/2563 – Proposed demolition of existing storage building and erection of new detached dwelling at 17 Valebridge Road Burgess Hill West Sussex RH15 0RA.

Dear Sir/Madam,

I am writing to formally object to planning application DM/24/2563, which proposes the demolition of an existing storage building at 17 Valebridge Road Burgess Hill West Sussex RH15 0RA and the construction of a new detached 4-bedroom dwelling with an integral garage and additional detached garage and car porch. My objection is based on a range of concerns that I believe have not been adequately addressed in the application, and which I respectfully request be taken into consideration.

1. Breach of the Burgess Hill Neighbourhood Plan (Policy H2 – Back Garden Developments)

The proposed development contravenes Policy H2 of the Burgess Hill Neighbourhood Plan, which discourages back garden developments of this scale. The intention to build a large residential property within the applicant's land is at odds with the spirit of this policy, which seeks to preserve the character of residential areas and prevent overdevelopment.

2. Impact on Privacy and Overlooking

While the application attempts to mitigate privacy concerns by ensuring no first-floor windows face directly north, I am concerned that the windows on the east and west aspects of the proposed dwelling will still allow direct overlooking into the gardens of properties in Grange Close. This will significantly compromise the privacy of these properties, particularly in gardens where residents should be able to enjoy a reasonable degree of privacy. This issue contradicts the claims made in the Design and Access Statement.

3. Overbearing Impact and Loss of Light

The proposed two-storey building will have an overbearing impact compared to the current single-storey structure on the site. The scale of the new development, along with the proposed brick wall (which is featureless despite being tile-hung), will negatively affect the outlook from my property and others nearby. Moreover, the building will block sunlight to south-facing gardens, which is a serious concern under the 'Right to Light' policy and increase in electricity to assist with the light lost.

4. Health and Safety Concerns Regarding Asbestos Roof

The existing building has a roof clad in corrugated asbestos sheeting, not 'tiled' as stated in the application. This poses a health risk during demolition, as asbestos can cause significant harm if disturbed. There is no mention of how the roof will be safely removed and the associated risks mitigated. I am particularly concerned about the potential release of harmful fibres during the demolition process, and urge the council to require a thorough risk assessment and safe work practices before any demolition can proceed.

5. Environmental Sustainability Concerns

The application fails to address environmental sustainability measures such as the incorporation of solar panels, thermal heating, or ground-source/air-source heat pumps. Additionally, there is no provision for electric vehicle charging. As outlined in the MSDC Design Guide (DG37), these measures should be incorporated into new builds to promote energy efficiency and reduce the environmental impact.

6. Construction Impacts

I have serious concerns about the impact of construction, particularly as this is a self-build project. The demolition and building works will cause significant disruption due to noise, dust, and potential safety hazards. The hours of construction and the management of these impacts, including the handling of waste and materials, should be clearly outlined in the application. The potential for vibrations, noise pollution, and dust would severely impact the quality of life for nearby residents, particularly those who work from home, have pets/children or have health concerns.

7. Traffic and Parking Issues

Grange Close is already a narrow cul-de-sac with limited parking. The proposed construction work would create additional parking demands, particularly for construction vehicles. There is little space on the applicant's driveway, and construction vehicles parked on Valebridge Road would impede traffic flow, especially considering the proximity to a primary school, bus route, train station and busy commuter traffic. This could cause significant hazards, and I urge the council to carefully consider the parking and access arrangements during the construction phase.

8. Light Pollution from Security Lighting

The applicant's existing security lights have caused significant light pollution, and I am concerned that if similar lighting is installed on the new property, the impact will be more intrusive due to the proximity to the boundary of neighbouring properties. The current lights are microwave-sensor and cause high levels of disruption, including during adverse weather conditions. This issue should be addressed to prevent further harm to the local environment and residents' well-being.

9. Loss of Wildlife and Impact on Local Ecology

The development threatens the local woodland area and the wildlife that currently inhabits it. The loss of trees and shrubs will not only affect the local ecosystem but also increase construction noise and disturbance, which could further harm wildlife. I am also concerned about the presence of Japanese knotweed at the end of the site, which should be addressed as part of any planning application to prevent its spread.

10. Noise and Disruption for Residents

The prolonged building works will severely disrupt the daily lives of residents, particularly those working from home or with vulnerable health conditions. The noise, vibrations, and dust generated from construction will affect residents' ability to enjoy their homes and may lead to a loss of income and decline in the quality of life.

11. Infrastructure and Drainage Concerns

There are already significant issues with blocked pipes in the area, which have resulted in Southern Water needing to attend the site to address blockages. The introduction of a new property could exacerbate this problem, especially in terms of sewage and drainage. The applicant has not addressed how the development will affect existing infrastructure, and this should be considered as part of the application.

12. Lack of Detail and Compliance with Planning Policies

The application lacks sufficient detail, particularly regarding construction methods, the handling of potential disruptions, and the overall impact on the community. The planning policies outlined in the Mid Sussex District Plan and the Burgess Hill Neighbourhood Plan do not appear to have been fully considered in the application, and the absence of certain provisions (e.g., EV charging, environmental sustainability) suggests a lack of thorough planning.

Conclusion

In conclusion, I believe that the proposed development will have a significant negative impact on the local community, environment, and quality of life for residents. I respectfully ask that Mid Sussex District Council refuse this planning application or, at the very least, request further detailed assessments to address these concerns.

Thank you for considering my objection. I would be happy to discuss any of these points further or provide additional information if required.

Yours sincerely,

[Redacted Signature]