

Stefan Galyas

From: [REDACTED]
Sent: 21 July 2025 16:42
To: Stefan Galyas
Subject: Land Adj. To Barn Cottage, Cuckfield Road, Ansty, Haywards Heath - Application No: DM/25/1050

[REDACTED]
Dear Sir,

I am objecting to the grant of planning permission for the application for the following reasons. In my opinion the site is somewhat contrived. It is a small area of land and the applicant has sought to shoehorn a 4 bedroomed detached house in to a very small area. It appears very cramped on the site and an overdevelopment of a small plot. The house is shown right under the existing tree canopy. These trees & the hedgerow are shown on the plan to be retained. This looks impossible to me. The house will be very dark and overshadowed as a result which will lead to poor living conditions of future occupiers and, if permitted, will lead to pressure from occupiers to remove or heavily prune these trees. These trees should be protected by a TPO as a matter of urgency.

The proposed house is very close to the boundary with 8 Crouch Fields. I am not sure if 8CF has any windows in the north elevation, but if it does then the proposed dwelling will lead to an undoubted loss of light. The separation distance between the proposed dwelling and 8 Crouch Fields is inadequate. A detailed arboreal report is necessary to determine the impact of the proposed house on the retained trees. A hedgerow is also shown to be introduced on this boundary for 'additional habitat'. Again, I can't see how this will actually work. The gap between the proposed house and the boundary fence with 8 CF is minimal at best so there is little actual space to put and establish any meaningful planting.

Two parking spaces are shown to the front of the proposed house. No swept path data has been provided to show how vehicles will safely turn within that space. It looks very difficult, if not impossible to turn a vehicle in this space so it can safely exit in a forward gear. There is no highways drawing showing how satisfactory sightlines are to be achieved at the junction with Cuckfield Road. Barn Cottage and the proposed house seem to be sharing a single highway access? This information needs to be provided in the interests of highway safety.

Both The Ancient Farm and The Old Cottage are Grade II listed buildings. The potential impact of this proposed development on these Listed Buildings needs to be carefully considered.

Ecology is a very important consideration. A full ecological report should have been submitted with the application to identify if any protected species are affected by the proposed development. I can't see any such report being submitted as part of the planning application and this is a matter that needs to be properly addressed before a decision is made. We know that bats are present in this area.

Yours faithfully,

[REDACTED]

3 Marwick Close, Ansty