

Hamish Evans

From: [REDACTED]
Sent: 19 August 2025 09:35
To: Hamish Evans
Subject: Comments on application DM/25/1977 : Objection
Attachments: M332 - 10 - 19.08.2025.pdf

[REDACTED]

Re: application number DM/25/1977

I'm writing to strongly object to the proposal under application number DM/25/1977, summarized below:

1. Overbearing impact & loss of outlook: The proposal will mean the erection of 2 story semi-detached houses approximately 10 meters from my house and 3 meters from my back garden perimeter. This means 10 meters of wall (of a max height of 9 m) is proposed to be erected which is the majority of my back garden width. The proposal would result in an overbearing and unneighbourly form of development that would have a significant adverse impact on the amenities in particular 50 and 52 St Edmunds Road by virtue of over looking and loss of outlook.

Moreover, the proposal is unbalanced and favours the host and new dwellings by providing ample garden space for 21 Wivelsfield Road and optimizing the view of 21A and 21B by pushing the position of 21A and 21B to the back of the plot severely impacting the view of existing houses, i.e. 50 and 52 St Edmunds Road.

2. Impact to biodiversity: I object to the statement that the new proposal will INCREASE biodiversity by 10%. The location plan referenced does not make mention of the variety of very mature trees on the site today such as Oak, Fir, Leylandii, Hazel and Apple trees (now taken down) which has attracted a variety of species such as bees, squirrels, nesting birds, foxes and bats. The planning application does not include any Ecological Report or Arboricultural Reports to prove that these factors have been addressed.

3. Impact to area: The proposal of 2 houses would be an over development of the site and would result in a cramped form of development which would have an harmful impact on the character of the area. Note that in 2014 another substantial local green area was re-developed into 3 semi detached houses. (ref: 13/00209/FUL)

4. Highway concerns: There is no clear working mandatory turning point for the car in the bottom of the development (21B). The turning circle in the proposal is missing a 3 point vehicle turning circle on the plans, making it doubtful that there is space enough, especially with 2 cars parked at no. 21A for cars from 21B to be able to reverse and turned around and leave the site in a forward gear. This represents a concern for highway safety, reversing onto a main road, when it preferable to be able to leave the site in a forward gear. Please see drawings M332 - 10 attached showing a notional 3 point vehicle turning added to the proposed site plan to demonstrate it does not comply.

In addition there would be an increase in vehicular movements to and from 21 Wivelsfield road which is already a very busy road with cars going in and out of the mosque next door and Sainsbury's 2 houses down. This brings a safety concern to passing traffic including pedestrians.

5. Quality of the design: The proposed roof form is not optimal to limit the mass and scale as viewed from no.52 St Edmunds Road. A roof with high angle and gable end facing east (and west) increases the mass and scale of the proposed development. There are alternative roof options to reduce the mass and height such a roof pitched side to side at a reduced angle rather than front to back, to reduce the ridge height and mitigate against the mass and scale.

There is also a lack of information with regard to site levels and contextual elevations, including the context of neighbouring buildings.

I enclose my current view from the back of my house where most of our living takes place such as our kitchen and living room which open onto the rear private garden. It clearly shows the wonderful mature trees and greenery that will have to be cleared to make way for this development. This will be a huge loss to the area, biodiversity, wildlife and outlook from our window. While I support for the need for more sustainable housing, I fully object to this proposal for the reasons outlined above.



Regards,



52 St Edmunds road

RH16 4HJ

Haywards Heath