

18 Estcots Drive
East Grinstead
West Sussex
RH19 3DA
6 July 2025

Mr Hamish Evans
Assistant Director, Planning and Sustainable Economy
Mid-Sussex District Council

Planning Application no DM/25/1218

Land adjacent to 19 Estcots Drive, East Grinstead, West Sussex

Ref 1 Mid-Sussex District Plan 2021-2039

Ref 2 East Grinstead Neighbourhood Plan, November 2016

Dear sir

I wish to register my objection to this planning application on the grounds listed below. I am an interested party, living directly opposite the affected site on Estcots Drive.

I have previously objected to an application on the same site in 2003/4. Most of the points raised then remain valid with this application.

1. As a generalisation, the proposal does not reflect the objectives of policy EG3(a), (b), (c), and (h) of Ref 2
2. This is a substantial pair of buildings immediately opposite our house. Because of the sloping nature of the site, they would be considerably higher than our house and, in fact, the entrance doors are at approximately the same level as our front bedrooms. The south-facing aspect of the proposal has considerable window area, directly overlooking our house from an elevated position.. We have 5 rooms with north facing windows and would suffer a considerable loss of privacy.

This is contrary to the objectives of para DPB1, Residential Amenity, of ref 1.

3. The houses stand ahead of the notional building line from N°17 to N°19. As currently presented, the ridge is much higher than the notional ridge line from N°17 to N°19. It is also slightly above the notional line from the ridge of N°17 to the top of the chimney stack of N°19. My view to the North from my kitchen window would be dominated by roof tiles, rather than the sky view I have today,

Again, contrary to the objectives of para DPB1, Residential Amenity, of ref 1.

4. Once again, a submission has been made for buildings entirely different from the neighbouring houses of Estcots Drive. All the houses in this area are modestly proportioned detached. The exception is N°19, the property of the applicant.

The submission is for 2 large semi-detached houses which almost completely fill the available space on the East-West axis, to the extent that there appears to be no space for a garage and only outdoor parking is provided. In the left hand property, viewed from the road, the proposed parking is so restricted that one bay is tight against a full depth living room window.

5. Estcots Drive has double yellow lines on the north side, but only single yellow on the south side, outside my property. I am concerned that the limited on-site parking could result in increased off-peak street parking outside my house. Exiting my drive, which is on a North-South **and** an East-West slope is already difficult. It would be considerably worse and potentially hazardous with the view line restricted by parked cars.

The site appears overdeveloped and is out of proportion to the remaining properties in the area. This is contrary to the objectives of para DPB1, Residential Amenity, of ref 1.

6. The application suggests this to be a 1.5 story building. I disagree. It is clearly a full 2 story erection.

7. This area of East Grinstead is already heavily developed. The plot in question is a welcome green area and it would be most regrettable to see it replaced with such large dwellings. This is contrary to the objectives of para DPB1(v) of Ref 1

8. I previously objected to the proposal of a 6ft boundary wall similar to that of N°19. I note that no boundary is included in the current documentation and wait with interest to see what will be proposed.

9. Estcots Drive is a very busy feeder road and bus route - N°281. Traffic levels are already extremely high, particularly during the morning and afternoon school rush hours. A development of 2 large, 4 bedroom, houses can only add to the motor vehicle traffic in this area.

10. Construction traffic entering and leaving the site will present a potential hazard as well as nuisance to the neighbours. The road surface of Estcots Drive has collapsed in the recent past at the junction with College Close. A sink is again developing in the same place. I reported it early in the year to be told that it "didn't meet the criteria for intervention". It was inspected on 9 April and marked for repair. That was 12 weeks ago. Nothing has happened since, except that the paint markings are now fading. Heavy construction traffic must increase the risk of further damage.

11. I am aware of, and fully support, the objections regarding the effect on the conservation area around Estcots Farm. Estcots Farm is a unique property in East Grinstead and the character of the building and immediate surroundings must be preserved.

I remind you that this is now the 3rd attempt to develop this site and on each previous occasion, East Grinstead Town Council were unanimous in their opposition. Nothing in this new application has improved the situation.

I strongly object to this application and request that you reject it.

Please note that I have shared the content of this letter with my local East Grinstead, Asphalts North, Town Councillors.

Yours sincerely

