

From: Martin Pearce <martin@baya-group.co.uk>
Sent: 01 May 2025 20:42:07 UTC+01:00
To: "Andy Watt" <Andy.Watt@midsussex.gov.uk>
Subject: 22 Haywards Road_Haywards Heath

Good Evening Andy,

Further to our recent communication and your site visit last Friday, I understand that there have been representations made by the adjoining neighbours. As discussed with my client, an open dialogue has been in place with the neighbours prior to submission and as such we feel there are a number of clarifications / confirmations that we are able to provide to appease any concerns raised. For clarity and to respond formally, I set out our position below;

Balcony:

I can confirm that there is no intention to use the flat roof as a balcony / private amenity. This has been discussed at length with the neighbours, and they are aware of our intentions in this regard. As such, we would be happy for a condition to be imposed that specifically removed the ability to use the roof for any form of external amenity.

Perceived Overlooking From Bed 04 towards No. 24 Haywards Heath Road:

As is illustrated in the Design and Access Statement, views towards the immediate garden of the neighbouring dwelling are restricted owing to the boundary condition and extensive planting. Given that this is within control of the neighbour, this situation will not change. Whilst the proposed extension does propose new glazed double doors in this location, the views are much the same as the existing situation and from a planning / overlooking perspective have not materially changed. In addition, the views are not to a habitable room, only to garden amenity that is already subject to a small degree of overlooking by surrounding properties owing to its sub-urban setting.

In addition to the above, it should be noted that the garden of No.24 is already subject to windows that overlook from No.2 Park Road. This has however, been mitigated with the use of planting and is therefore no different from the condition with No.22. We therefore conclude that there is no material impact on existing garden and the privacy afforded.

New South Facing Window to Bed 03:

It is proposed that the new South Facing window to Bed 03 would be partly obscured to further protect privacy. This has been detailed within page 09 of the DAS. The applicant would be happy to agree to a condition that required details of this window prior to installation.

Drainage:

A comment was made with regards to surface water drainage. The area is already paved and whilst new finishes are suggested, the surface area is not increased and as

such there would be no change with respect to the proposed surface water drainage. As such, I do not believe that this forms any justifiable planning objection.

No 25 Impact on Light

Comments have been raised with respect to a loss of light. Clearly Rights of Light is not a planning matter, but we appreciate any impact on sunlight / daylight does need to be considered. In this regard, No.25 is located in excess of 30m from the new extension and to the East. As such, given the distance and orientation, there will be no harm caused with respect to sunlight / daylight and we trust that this will not be given any weight in your decision making.

Design:

A comment has been raised regarding the more contemporary design of the proposal.

The DAS has carefully set out how the design responds to the host dwelling, providing an honest extension to the existing house that is respectful regarding scale and proportion and that draws in key materials from the original house. A contemporary, opposed to pastiche approach, was felt appropriate given the varied and eclectic style of other extensions in the local area. Of note, are the extensions on the neighbours house at No.24, where these are not in keeping with the style of the host building.

Comment has been made with regards to the use of Zinc on the upper floor. This has been carefully chosen to provide articulation to the façade, using a material that is contrasting, but complimentary to the existing brick and slate roof.

In conclusion, we do not believe that comments raised with respect to potential use of the flat roof as a balcony, perceived overlooking, daylight matters or drainage have any merit as planning objections and we are happy to agree to suitable planning conditions to provide a suitable mechanism of control and comfort to the neighbours. Comments with respect to design are clearly subjective and we believe a carefully considered, proportionate extension has been proposed, but respect you will have your own views in this regard.

Notwithstanding the above, we are very keen to work with the LA to ensure that the application can be determined positively and would welcome the opportunity to continue the dialogue in this regard. If it is the view of the Local Authority that some minor changes would be required to be able to support the submission, then I can confirm that my client is willing to consider these to ensure the application is determined favourably. I would be happy to ensure any updated drawings are provided to facilitate your decision making within the statutory timeframes or to agree a short extension of time if you felt this was required.

I look forward to your response and more than happy to discuss the above on the phone if that was helpful.

Kind Regards

Martin

MARTIN J. PEARCE

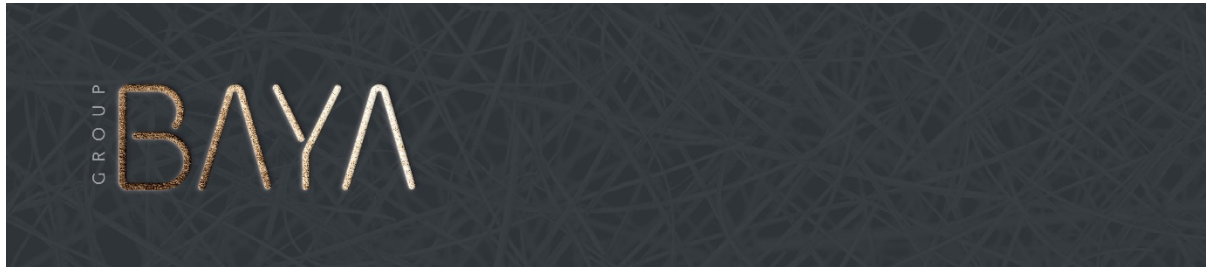
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