



Council Decision regarding planning application DM/20/0028 – 8th April 2020

Single storey rear extension, 1 No. rear dormer, alterations to fenestration and doors, front porch, front boundary wall and replacement gates. Smaro, Lewes Road, Ashurst Wood, East Grinstead RH19 3SX (Amended description and plans 26/03/2020).

Having considered the amended application documents, it is agreed to send the following response to Mid Sussex District Council:

Recommend refusal.

The Council refers to its consultation response dated 5th February 2020. The removal of one proposed dormer window from the proposal does not address all of the Council's concerns and therefore it continues to object to the proposal.

As previously stated, there is no objection to the proposed single storey extensions.

While the removal of one proposed dormer would address the issue of overlooking of 2 Wellfield, the remaining proposed dormer is not needed to enable the roof space to be used as a room – as it is already a room - and the Dormer and Roof light Window Supplementary Planning Guidance clearly states that dormers should not be used to increase the space available or gain extra headroom.

The Council repeats its opinion that the proposed 2-metre high wall with 2-metre high gates on either side and 2.2-metre high brick pillars would be totally out of keeping with the character of the area and contrary to Policy 14(d) of the Neighbourhood Plan, which requires the use of hedging or trees for highway boundaries in keeping with the existing streetscape.