

**Application DM/21/0555 – Walstead House, Birchwood Grove Road, Burgess Hill, West Sussex RH15 0DL**

I confirm that I am here as the daughter of the applicant. I just want to go over some the planning issues which the Council accepted the previous larger scheme complied with.

**Principle -**

The plot is located in an accessible location within a very mixed and long established residential area. In principle, planning policies actively support infilling in this location. The supporting text to Policy CO1 of your Neighbourhood Plan makes it very clear that the site is viewed as a potential infill site and is not subject to any restrictions set out in the policy. The site also falls outside any protected areas.

If this was not enough, the site already benefits from a long established and partially implement planning permission for a dwelling on this plot.

**Highway safety -**

The proposal exceeds current parking standards and provides on-site turning.

Conversely, the recently approved additions at Cherry Tree House will leave that property without any recognized minimum sized parking spaces and no on-site turning, despite having 4 bedrooms and a residential annex with potentially two further bedrooms.

The new school site opposite is to be extended and the new teaching facilities will generate a considerable level of traffic.

**The Horse Chestnut tree to the rear of the site -**

This tree is within an adjacent garden. We have had a full tree report undertaken and dug trial pits. The proposal will not have any impact on this tree.

The extension at Cherry Tree House will encroach further into the root protection area of this tree and no tree assessment or trial pits have been dug.

With our previous larger scheme it is inexplicable that the Town Council raised highway and tree protection objections to my parents proposal but not to the proposals at Cherry Tree House or the new teaching facility opposite.

**Impact on neighbours -**

The proposed dwelling is smaller than previously proposed There will be no overlooking issues with either Walstead House or Cherry Tree House. The only first floor side widow serves a bathroom and will have rea window that has restricted opening and is obscure glazed.

**Character and appearance -**

This has been addressed by others. Suffice to say that a significant amount of evidence has been submitted with this application to clearly demonstrate that the size of the plot, the proximity of the proposed dwelling to its boundaries and the character and appearance of the proposed dwelling are all entirely consistent and unexceptional in this diverse residential area.

Finally, planning policies actively encourage house building, small housing sites, self build homes and making more effective use of existing urban sites. This is particularly the case where a council has underdelivered on its established housing target. Mid Sussex has failed to meet its annual house building target and now has to prepare an action plan to address this shortfall. This adds additional weight to the clear planning merits and acceptability of the proposal.