

Caroline Grist

From: planninginfo@midsussex.gov.uk
Sent: 12 May 2025 17:41
To: Caroline Grist
Subject: Mid Sussex DC - Online Register - Comments for Planning Application DM/25/0856

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 12/05/2025 5:41 PM.

Application Summary

Address:	Land To R/O 99 Leylands Road Burgess Hill RH15 8AA
Proposal:	Demolition of existing garage and shed and erection of a single storey 2no bedroom dwelling with associated landscaping, parking for two cars and erection of a new shed.
Case Officer:	Caroline Grist

[Click for further information](#)

Customer Details

Address:	32 Millbank Burgess Hill
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	We are writing to re confirm our OBJECTION to the planning application Ref DM/25/0856 for Land To R/O 99 Leylands Road Burgess Hill RH15 8AA. The new application appears now to be submitted as a self-build in the client's name and not that of the company that the previous planning application was refused. The purposed property is now a single story, but the overall size has increased by a meter in length and width therefore making it closer to the 101a and 101b and 103 Leylands Road, the last refusal was because it was overbearing and loss of privacy. The previous points are still outstanding and relevant, such as Current surface water flooding issues.

The foundations and proposed hedgerows appear to still fall within the 3 - 5-meter distance that is noted as not acceptable from the mainline sewer as referenced by "Southern Water".

Southern Water's response

The Southern Water sewer plan shows a public foul sewer on the site. Southern Water have provided consultation response which states no development, including planting, should be located within 3m either side of the sewer and that no soakaways or attenuation tanks should be located within 5m of the public sewer.

The proposed development layout does not appear to have taken the sewer or it's necessary standoff distances, into consideration. Further evidence should be provided which shows the proposed development, and it's private foul and surface water drainage systems, can be accommodated within the site taking into consideration the public sewer

TN01 - Additional Flood Risk Assessment & Outline Drainage Strategy

This report also states that many of the CCTV surveyed pipework is not of "acceptable condition" stating "Not servable, not flowing adequacy, flow impaired or leaking", yet they are proposing to connect the new proposed dwelling into this pipework.

Noise Nuisance

It is without a doubt that the proposed building of an entire Dwelling is going to bring significant building works which are a known nuisance. The operation of machinery, increased foot traffic and presence of building personnel are potentially going to cause a statutory nuisance for us and neighbours.

Accessing the Building Site

To facilitate the construction of the proposed property, building materials will need to be delivered, machinery will be required, building personnel will be present. As such, vehicles supplying the site would need to use the shared access which will cause blockage to our driveway as this will encumber the use of our land. Furthermore, it is known that heavy goods vehicles are likely to cause damage to block pave driveways as they are not designed to withstand the increased weight. It should be noted that to obtain access to the building site, the single access point that is shared.

Obtaining access through the road leading to the building site will also cause obstruction. Primarily, the road has already been narrowed by the parking of residents' cars on the curbs due to limited parking, there is limited space available on the road for the vehicles to park. This sheer lack of access is likely to escalate to an entire roadblock and thus a significant inconvenience to the neighbouring residents.

Neighbourhood plan 2016. - POLICY H2 BACK GARDEN DEVELOPMENT

Development in back gardens in residential areas of Burgess Hill will generally not be supported. Exceptionally, proposals to intensify existing residential areas will only be supported where this can be achieved through good design and without harming local amenities. Any attractive prevailing character and appearance of the area must be protected. Where back garden development is proposed; special regard must be paid to:

- (i) The density and height of the proposal;
- (ii) (ii) The privacy and outlook from existing dwellings and, in particular, gardens;
- (iii) (iii) Any proposed demolition of existing dwellings or parts of dwellings to form access. If this would create an unattractive breach in a consistent street frontage then this will not be permitted;
- (iv) (iv) Access arrangements that would cause significant nuisance to neighbouring properties will not be permitted;

Requests if Application is Approved

All deliveries to be unloaded on the proposed building land and not the shared access.
Steel plate to be placed over access to avoid damage to all footpaths and drains and shared access.
Should damage occur to the shared access this is made good to our satisfaction.
Vehicles to be cleaned to avoid mud and site debris being tracked onto the shared access and the main road.
Enforcement of working hours, delivery schedules.

Kind regards



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