

Caroline Grist

From: planninginfo@midsussex.gov.uk
Sent: 11 May 2025 23:03
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 11/05/2025 11:03 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:	101A Leylands Road Burgess Hill West Sussex
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Dear Ms Grist, As the owners of 101A Leylands Road we'd like to make you aware of our objection to this planning application. I note that we've recently moved to the area and that a quiet, private garden, was an important factor involved in our purchasing decision. We have a number of concerns in relation to this application, some of which are shared by our surrounding residents in 101b and those in Millbank. The applicants intend to build a large residential structure close to our boundary, as well as planting trees. This will impact potential sunlight and quiet enjoyment of our garden. A long building process - the front of our house is on a busy road, a potential building project at the rear of the house would mean that we're surrounded by noise on both sides. With two newborns in our house, the increased noise and air pollution (such as dust) and other airborne

pollutants may have health impacts and prevent us being able to enjoy our garden.
Drainage and sewage concerns - I believe that as the proposed new property is higher than our property (in terms of land elevation) that this will increase the flood risk to our property. No survey has taken place, nor a consultation with Southern Water.

The ECE document states "A flat roof is proposed over the single storey section that would have a height of approximately 2.9 metres". However, when viewing the drawings this shows that it is actually a ridged roof with a flat top.

A loss of privacy to the rear of our house with a house (in permanent use) directly behind our fence. This will make the area feel generally "busier" and more compressed.

Having spoken to other residents and reviewed previous applications/objections it seems ridiculous that these plans continue to be submitted with (very) minor adjustments, and in some cases bringing new issues to the table. I believe that the applicants intend to sell their existing property and live in this new building permanently. There's a very real difference between a small summer house for example and a permanent residence.

If this application is approved, please note that no access (if required) will be granted to the land of 101A Leylands Road, and no structure permanent or temporary should cross our boundary.

We strongly object this application and will continue to challenge any applications of this nature.

I've also submitted these comments via your planning portal.

Thanks,

[Redacted Signature]

Kind regards