

PRE APPLICATION ADVICE 23rd APRIL 2026

Dear Russell,

Thank you for the below email and apologies for the delayed response. Provided the proposed garage conversion does not seek to enlarge the existing building it is my informal opinion that formal planning permission would not be required. I have looked into the history of the site and it is my informal opinion that unfortunately formal planning permission would be required for the proposed side extension. This is because when outline planning permission was granted for the property in 1987 under planning reference BH.32.87, the following condition was imposed:

“ 16. Notwithstanding the provisions of Article 3 and Class I of the Schedule to the Town and Country Planning General Development Order's 1977-1985, no external alterations or enlargements shall be made to the dwellings without the prior written consent of the Local Planning Authority on an application on that behalf.

Reason: In the interests of the amenities of adjacent dwellings.”

I have attached the original decision notice for BH.32.87 as condition 3 also restricts permitted development rights.

I have attached the householder application form, guidance notes and checklist or you can apply online at the below webpage:

<https://www.midsussex.gov.uk/planning-building/apply-for-planning-permission/>

The above represents my informal view only based on the information contained in your enquiry. Should you require a formal determination as to whether planning permission is required for your proposal then it is open to you to make an application to this authority for a Certificate of Lawful Development, under Section 192 of the Town and Country Planning Act 1990, as amended by the Planning and Compensation Act 1991.

I hope the above is of use to you.

The information contained in this letter may be subject to public disclosure under the Freedom of Information Act 2000. Unless the information contained is legally exempt from disclosure, we cannot guarantee that we will not provide the whole or part of this advice to a third party making a request for information about the subject matter.

Thank you,

Kind regards,

Hamish Evans

Planning Officer

Direct Line: 01444 477228

hamish.evans@midsussex.gov.uk

www.midsussex.gov.uk

Working Together for a Better Mid Sussex

From: Russell Wooden <elevenfc@gmx.co.uk>

Sent: 22 April 2026 09:15

To: Hamish Evans <hamish.evans@midsussex.gov.uk>

Subject: 11 Folders Close. Burgess Hill. RH15 0TA

Dear Hamish

Have you had a chance to look at this, would be grateful for an update so that I can progress further?

Kind regards

Russel Wooden

Russell Wooden MCIAT
elevenfc@gmx.co.uk
07445 847641

Sent: Thursday, April 02, 2026 at 12:59 PM

From: "Russell Wooden" <elevenfc@gmx.co.uk>

To: hamish.evans@midsussex.gov.uk

Subject: 11 Folders Close. Burgess Hill. RH15 0TA

Hi Hamish

Pre App DM/26/0855

I am proposing to convert my detached garage and build a small single storey to the side connecting the garage to the house to provide a downstairs bedroom (future proofing for old age and my wifes knee problem).

I regard the front of the house to include the garage in which case I would have thought that the proposal was permitted development but need to check with you hence the pre app advice request. If not deemed permitted development I see no reason that planning consent would not be granted.

I hope that all of the drawings were attached to the application , let me know if you require any further information.

Photographs attached.

Kind regards

Russell Wooden

Russell Wooden MCIAT
elevenfc@gmx.co.uk