

“Fairlawn”
3 Hickmans Lane
Lindfield, West Sussex
RH16 2BQ



17 July 2025

Mid Sussex District Council
Planning Department
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Dear Sir/Madam

Application No: DM/25/1671

Proposal: Proposed single storey side extension, single storey rear extension, front porch and rear box dormer. This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the proposed use cannot be taken into account.

Location: 5 Hickmans Lane, Lindfield, Haywards Heath, West Sussex

I write further to our recent conversation and address my concerns regarding the planning application :

- 1) The proposed rear flat roof extension is alongside the boundary to my property.

Will the building of new foundations affect my property structurally during excavations and post building works and if so, would the owner of No.5 be expected to make good any damage incurred at his own cost and to my satisfaction or revise the proposed plan ?

I understand that new building at or astride the boundary line between properties would invoke the Party Wall Act 1966.

To "invoke" the Party Wall Act, a building owner must serve a Party Wall Notice to the adjoining property owner(s) outlining the planned works. This notice is a formal way of informing neighbours about proposed construction or renovation that falls under the Act's purview, such as work on a party wall, excavation near a boundary, or building a new wall up to the boundary line

I understand that the Party Wall Act 1966 covers excavation within 3 or 6 metres of a neighbouring building(s) or structure(s), depending on the depth of the hole or proposed foundations.

Please confirm if this is correct and that the proposed plans may need to be revised and re-submitted.

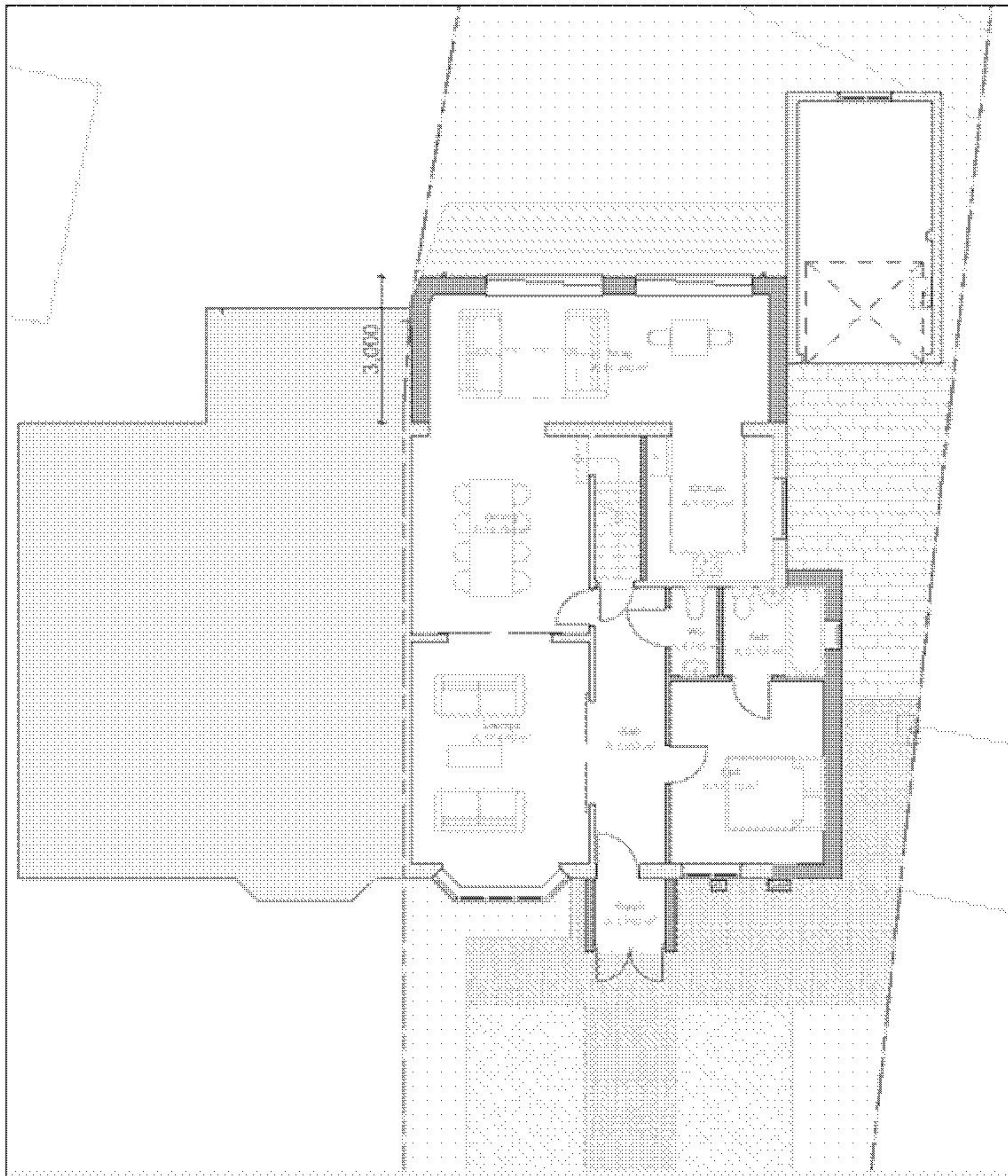
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Please also confirm my understanding of the Party Act 1966 “that the Building Owner will pay all costs associated with drawing up the award including the adjoining owner’s surveyor’s fees, if the works are solely for the Building Owner’s benefit”.

Please confirm that these concerns will be a consideration by the Planning Department.



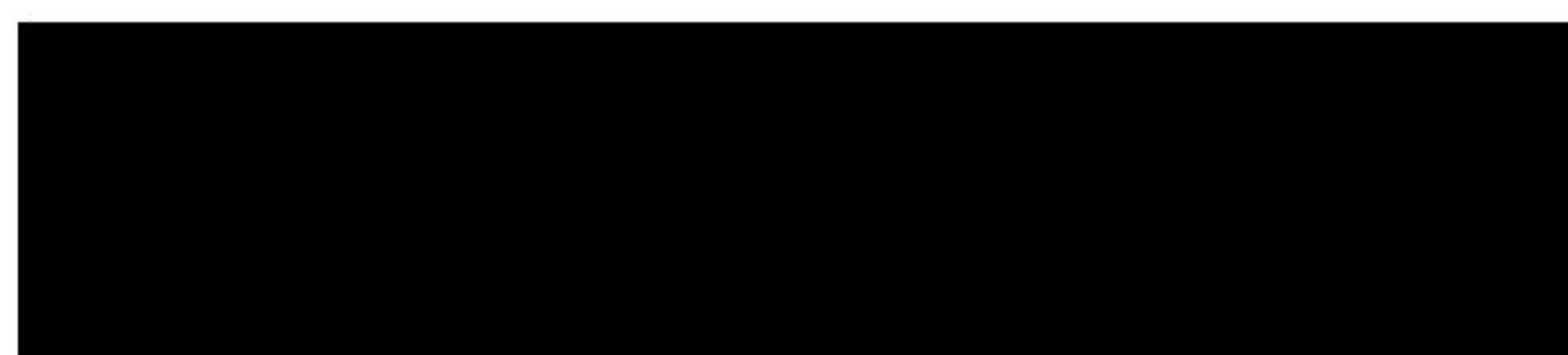
- 2) The proposed dormer window at the rear of the property is extremely close to my party wall (or may be being made part of it) and that the roof and beams will probably need to be replaced.

Will this affect my property structurally and will it be intrusive to my privacy ?

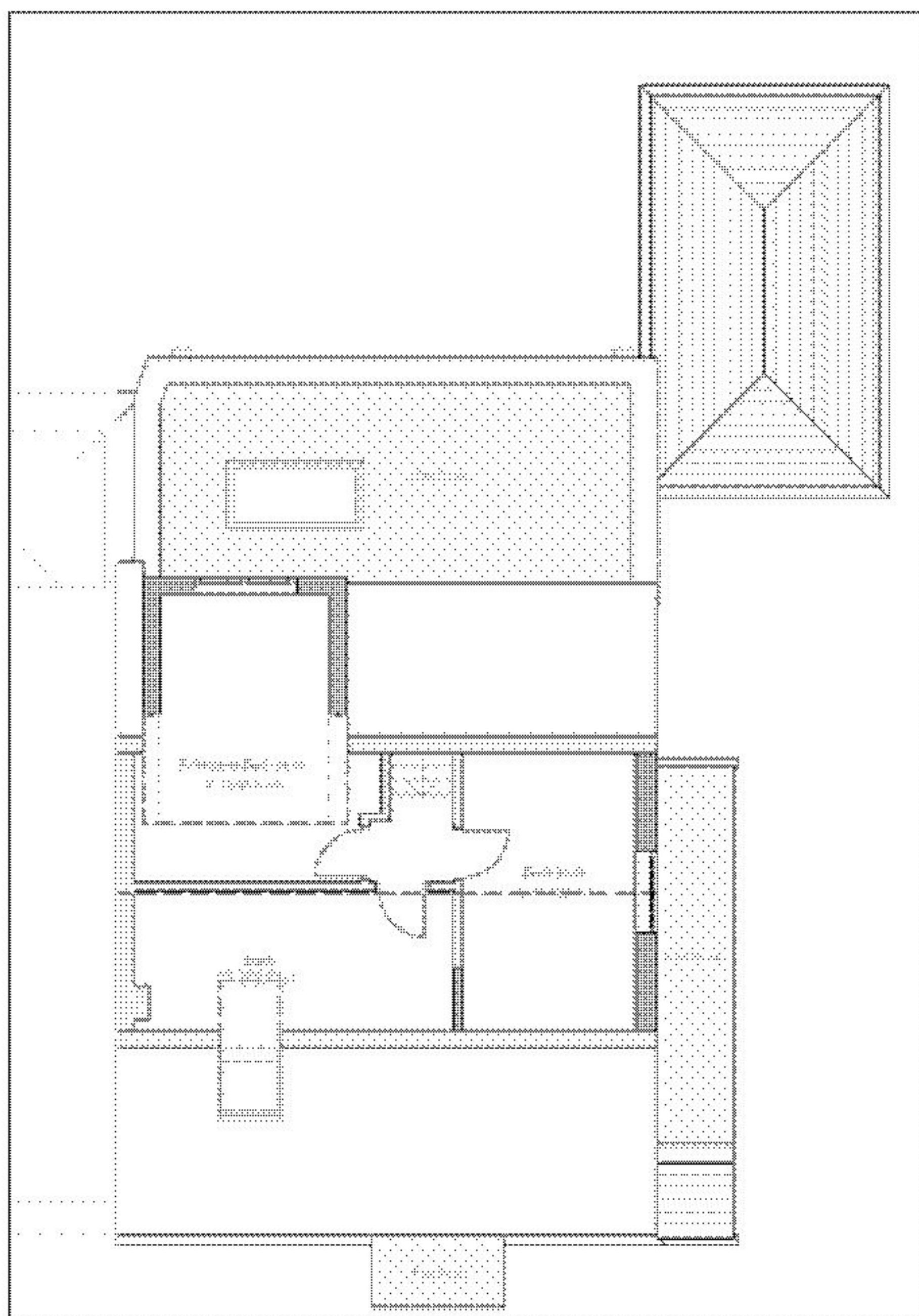
Will the Party Wall Act 1966 need to be invoked ?

*To "invoke" the Party Wall Act, a building owner must serve a Party Wall Notice to the adjoining property owner(s) outlining the planned works. This notice is a formal way of informing neighbours about **proposed construction or renovation that falls under the Act's purview, such as work on a party wall, excavation near a boundary, or building a new wall up to the boundary line.***

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- 3) I would like consideration to be made regarding the removal of the front garden to replace with concrete driveway for car parking. This side of Hickmans Lane is prone to surface water flooding when there is heavy rainfall. If this were to be concreted over it would remove the ability to absorb this run off water and would therefore increase the likelihood of flooding to my front garden and driveway going to my rear garden or worse into my home when there is excess surface water on the road and draining to my side of Hickmans Lane.

Research :

Reduced Water Absorption:

Gardens, with their natural soil and vegetation, are able to absorb a significant amount of rainwater. When gardens are paved over with concrete or other impermeable materials, this natural absorption is prevented.

Increased Runoff:

Instead of being absorbed, rainwater falling on concrete surfaces runs off rapidly and directly into drains.

Drainage Overload:

The increased volume of water entering drainage systems due to this runoff can overwhelm their capacity, especially during intense rainfall, leading to flooding.

Paving your front garden - the Planning rules:

In England You will not need planning permission if a new or replacement driveway of any size uses permeable (or porous) surfacing which allows water to drain through, such as gravel, permeable concrete block paving or porous asphalt, or if the rainwater is directed to a lawn or border to drain naturally. If the surface to be covered is more than five square metres planning permission will be needed for laying traditional, impermeable driveways that do not provide for the water to run to a permeable area. This means a planning application to be made to your local council, and there is usually a fee payable (typically around £150) In some

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areas of the country, known generally as 'designated areas', permitted development rights are more restricted.

Please note that if the driveway remained in situ, then there would not be a requirement for parking spaces in the current front garden as the drive and garage would then be accessible and adequate for several cars (as is mine).

If a replacement additional drive were to be permitted, then I would request that the height of the new driveway be equal to or lower than the current garden level of my garden so that excess surface water would not automatically flow into my property.

I would also ask at this time if permission has been requested from The Environment Agency for this alteration to the front garden and if not that it will be. I would also ask if the West Sussex Local Flood Risk Management Strategy 2025-2030 has been considered.

- 4) Please can I make you aware that the bungalow was sold as a 3 bedroomed property and an error has been made in the proposal as it states it is currently a 2 bedroomed property.

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MANSELL
McLAGGART
ESTABLISHED 1947

5 Hickmans Lane, Lindfield, West Sussex, RH16 2BQ

Guide Price £500,000 – £515,000 Freehold

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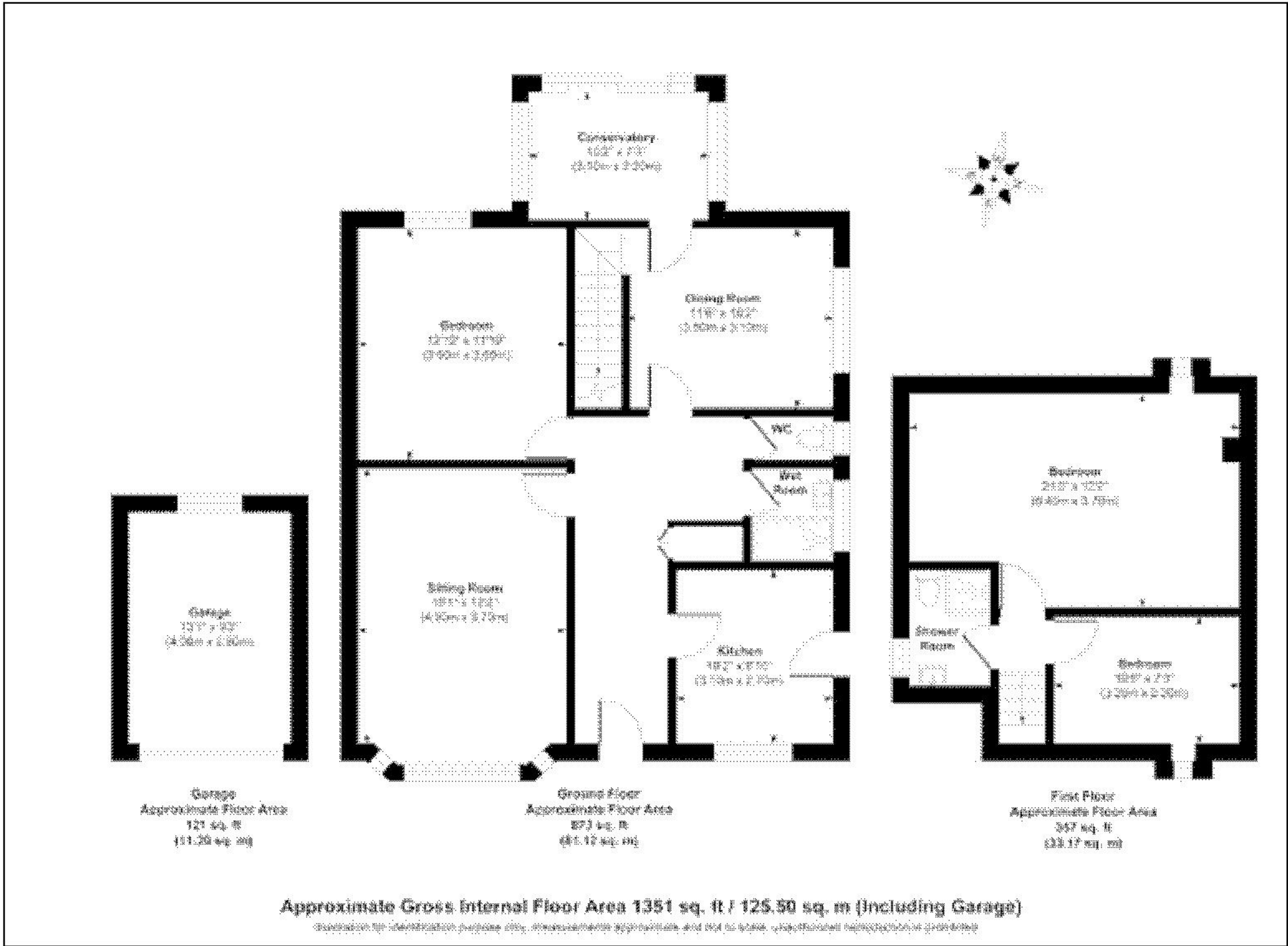
“PLEASE WATCH VIEWING VIDEO”

An extended and flexible 3 Bedroom, 3
Reception Room, 2 Shower Room Semi-
Detached Chalet Bungalow with sunny 58' x 36'
South West Facing Rear Garden. NO ONWARD
CHAIN. MODERNISATION REQUIRED An excellent
opportunity to update and further extend this
chalet property (STPP)

- Entrance Hall + storage
- Shower Room
- Separate Cloakroom/WC
- Bay fronted Sitting Room
- Ground Floor Bedroom 1
- Separate Dining Room
- Adjoining brick/uPVC Conservatory
- Kitchen fitted units + space and plumbing for appliances

- 2 First Floor Bedrooms
- Shower Room/WC re-fitted white suite
- 24' deep x 33' wide Frontage shaped lawn, flower beds, brick wall and fencing
- Block paved Private Driveway
- Garage up and over door
- South West Rear Garden

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- 5) I cannot see on the proposed plans what type of flat roof will be built in the proposed plan. When I applied for my extension to my home at No.3 Hickmans Lane I was not allowed to have a flat roof but had to incorporate a dummy pitched roof according to Mid Sussex District Council planning rules so I would ask if this applies to this proposed application and would request that the same rules apply for this application/proposal as mine.
- 6) I would like to raise the fact that I would like conditions placed on the times of work when any building can take place on this site to be prohibited to normal working hours.

I raise this point specifically because previously when building works were carried out at No.1 Hickmans Lane the property owner [REDACTED] carried out works after 6pm during weekdays, between 8am - 10pm on Saturdays and approximately 8am - 6pm on Sundays. I found this extremely stressful at the time and would not like these hours to be repeated.

This proposal seems to incorporate a great deal of structural change both internally and externally to the property and will therefore incorporate a large amount of noisy building work and thus affect my wellbeing and mental health during the works. Since I am attached to the bungalow at No.5, I would like the noise factor to be considered on my behalf.

I would request the following restrictions to be made applicable during the construction works:-

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No work for the implementation of the development hereby considered/permitted shall be undertaken on the site on Sundays and Public Holidays or at any other time except between the hours of 8.00am and 6.00pm on Mondays to Fridays and between 8.00am and 1.00pm on Saturdays.

I thank you for your time in considering my concerns raised and look forward to hearing from you regarding the content of my letter and regarding the outcome of the application.

Yours faithfully

