

**From:** planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>  
**Sent:** 29 September 2025 09:43:30 UTC+01:00  
**To:** "Rachel Richardson" <rachel.richardson@midsussex.gov.uk>  
**Subject:** Mid Sussex DC - Online Register - Comments for Planning Application  
DM/25/2253

## Comments summary

Dear Sir/Madam,

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

Comments were submitted at 29/09/2025 9:43 AM.

### Application Summary

Address:	Land To The Rear Of 2 Keymer Road Hassocks West Sussex BN6 8HA
Proposal:	Erection of a dwelling within the rear garden of 2 Keymer Road
Case Officer:	Rachel Richardson

[Click for further information](#)

### Customer Details

Address:	THE COTTAGE CLAYTON AVENUE HASSOCKS
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### Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	<p>Objection to Planning Application DM/25/2253 - 2 Keymer Road</p> <p>I, Janice Barry, the owner and resident of The Cottage, Clayton Avenue whose view looks onto the rear garden of 2 Keymer Road, wish to formally object to planning application DM/25/2253 on the following grounds:</p> <p>1. Overdevelopment and Excessive Scale Application DM/25/2253 represents a large escalation from the previously approved single-storey submission. It now comprises a</p>

two-storey structure exceeding 5.7 metres in height on the elevation adjacent to the boundary of 23 Clayton Avenue. This is separated only by a modest 1.8 metre timber fence.

Notably, the southern elevation has increased from 28.5 sqm to 54.6 sqm, facing directly onto the property and garden of number 23 Clayton Avenue and will also be in the viewing line from and to The Cottage and its garden. While the roof line may be similar to the earlier scheme, the overall bulk and impact on each elevation are substantially greater.

Such a large increase in scale is inappropriate for this site. Moreover, the internal configuration now includes a ground floor office with en-suite (making it feasible for the property to function as a three-bedroom home). The original approval was for a single-bedroom dwelling. This escalation of size is out of keeping with the character and constraints of the plot and the surrounding area. I now wish I had objected to the original plan submitted.

## 2. Loss of Privacy

The proposed two-storey design introduces an elevated balcony directly overlooking the garden of 23 Clayton Avenue and with views of neighbouring properties to number 23 including The Cottage. The new application will be well above the height of the boundary fence, with the intention of wishing to capture the views towards the South Downs.

The proposed shared terrace will comprise of timber slat screening for privacy. Timber is a material that naturally degrades over time, with no mechanism to enforce its maintenance as a permanent feature. The semi-open design of the terrace allows for direct lines of sight and increased noise, resulting in a severe and ongoing loss of privacy for 23 Clayton Avenue into their home and garden. Any noise will also impact The Cottage and potentially 21 Clayton Avenue.

## 3. Visual Impact and Unsympathetic Design

Visually the proposed dwelling is inconsistent and unsympathetic to the established character of the area. The design references timber and brick buildings in natural tones and part-rendered Victorian and twentieth-century homes with pitched roofs. In stark contrast, this proposal is dominated by blunt white render, which will face 23 Clayton Avenue, The Cottage and other neighbouring properties in an area of mature trees and plants. The new, shallow-pitched, white design will be intrusive and will fail to blend in over time. Such a modern eco design may be suitable elsewhere in Hassocks with all the building work within the area taking place at the moment, but it is wholly inappropriate for this plot. The previously approved scheme featured a clay pitched roof that would have softened into the landscape.

## 4. Environmental Concerns

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The proposal for energy is centred on rooftop solar panels. However, the height and density of trees adjacent to the railway and site boundary have not been taken into account. There is substantial mature tree cover to the south and west with no evidence that these panels would be effective under these circumstances. The design report's sun path analysis fails to consider this issue.

I am also concerned that the applicant may seek to remove these trees from their recently purchased adjacent land, further exposing the development and exacerbating its visual impact on neighbouring properties. This would be totally inappropriate and not be in keeping with the public footpaths, the area leading up to Butcher's Wood and the birds and wildlife that live within it. Many people including my daughter who does not drive and visits regularly by train uses the footpath from the station.

#### 5. Impact on Property Value

The proposed development will have a detrimental effect on properties along Clayton Avenue especially 23 Clayton Avenue with it overlooking their garden. The Cottage will now also view the significantly elevated design out the rear property windows especially with a dominant white finish. As the property is proposed to be regularly occupied it would potentially deter future buyers by its presence.

#### Conclusion

In summary, this application constitutes an unwarranted and inappropriate withdrawal from the previously approved application. It is over-sized, poorly unified, and privacy-invading to well-established long-standing neighbours of the Hassocks community. It fails to respect both the attractiveness of the area and the comfort of neighbouring properties. To potentially build a house to live in (with a house already there to reside in!), remove a green space and to squeeze it within an already recognised quiet and respected housing area within the village seems nonsensical.

I would like noted the very restrictive circulation list the proposed application details were sent to within residents of Clayton Avenue with only three houses being on the consultation list.

Also to note, the lack of the renewed application not being available for the public to see outside the property of 2 Keymer Road within a respectable and reasonable timescale. The old application is still hidden on a pole underneath brambles but that there was no sign of the new application on the 'Footpath' post for public viewing.

All in all, I (and my daughter) respectfully urge the Council to refuse this application on the grounds of overdevelopment, visual impact, inappropriate design, unacceptable loss of privacy and lack of consideration for the neighbours and residents within the Hassocks community.

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Mrs Janice Barry and Miss Anna-Louise Barry  
The Cottage, Clayton Avenue

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Kind regards