

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 14 April 2026 11:53:13 UTC+01:00
To: "Andy Watt" <andy.watt@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/26/0572

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 14/04/2026 11:53 AM.

Application Summary

Address:	26 Kennedy Avenue East Grinstead West Sussex RH19 2DG
Proposal:	Construction of new 3-bedroom house attached to end of existing terrace and associated external works.
Case Officer:	Andrew Watt

[Click for further information](#)

Customer Details

Address:	1 Willow Close East Grinstead
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Re: Planning Application DM/26/0572 - 26 Kennedy Avenue, East Grinstead Proposal: Construction of new 3-bedroom house attached to end of existing terrace I write to formally object in the strongest possible terms to the above planning application. This proposal represents a clear case of overdevelopment and is wholly inappropriate for the character, capacity, and amenity of

the surrounding area. I respectfully request that the Council refuse this application on the following material planning grounds:

1. Overdevelopment and Overcrowding

The proposed addition of a new dwelling at the end of an already established terrace constitutes a cramped and contrived form of development. It would result in a density of housing that is materially out of keeping with the established pattern of development along Kennedy Avenue. The site does not appear capable of accommodating an additional dwelling without causing a harmful sense of overdevelopment, contrary to core planning principles and local plan policies requiring development to respect the character and spacing of existing properties.

2. Loss of Amenity and Living Conditions

The intensification of the site will inevitably lead to a significant deterioration in the living conditions of neighbouring occupiers. The increased activity associated with an additional family dwelling will result in heightened levels of noise, general disturbance, and loss of privacy. This is particularly concerning given the close proximity of adjoining properties within the terrace.

3. Inadequate Parking Provision and Highway Impact

Parking stress is already a known issue in this residential area. The addition of a new 3-bedroom property will generate further demand for on-street parking, exacerbating congestion and creating unsafe conditions for both pedestrians and road users. The application fails to demonstrate that sufficient off-street parking can be provided in accordance with adopted standards, and therefore conflicts with highway safety and parking policies.

4. Noise and Disturbance

The construction phase alone would cause prolonged disruption, but more importantly, the long-term occupation of an additional dwelling will introduce further noise pollution into what is currently a relatively quiet residential environment. This cumulative impact is unacceptable and detrimental to the amenity of existing residents.

5. Harm to the Appearance of the Area

End-of-terrace infill developments such as this risk eroding the established visual rhythm and spacing that define the street scene. The proposal would appear visually cramped and incongruous, setting an undesirable precedent for further similar developments, leading to incremental urbanisation and erosion of local character.

6. Overlooking, Loss of Privacy, and Potential Overshadowing

Depending on the final design and orientation, there is a strong likelihood of additional overlooking into neighbouring properties and gardens. This would result in a material loss of privacy and could also introduce overshadowing effects, further diminishing

residential amenity.

7. Pressure on Local Infrastructure

The cumulative impact of additional residential units places increased strain on local infrastructure, including roads, drainage, schools, and healthcare services. There is no evidence within the application to demonstrate that such impacts have been adequately assessed or mitigated.

8. Precedent for Further Inappropriate Development

Approval of this application would set a dangerous precedent for similar infill and end-of-terrace developments in the area, leading to a gradual erosion of planning control and a decline in the quality of the area, including over crowding.

In summary, the proposal fails to comply with fundamental planning principles relating to design quality, residential amenity, parking provision. The harm caused would significantly and demonstrably outweigh any perceived benefits.

For the reasons outlined above, I strongly urge the Council to refuse this application.

Kind regards