

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 15 November 2025 14:11:03 UTC+00:00
To: "Hamish Evans" <hamish.evans@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/2549

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 15/11/2025 2:11 PM.

Application Summary

Address:	Avondale 3 Glendale Road Burgess Hill West Sussex RH15 0EE
Proposal:	Change of use from boarding house (C2) to single dwellinghouse with integral annexe (C3). Existing external stair cases to be removed.
Case Officer:	Hamish Evans

[Click for further information](#)

Customer Details

Address: 7 Glendale Road Burgess Hill

Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer made comments neither objecting to or supporting the Planning Application
Reasons for comment:	
Comments:	Re: DM/25/2549 Avondale, 3 Glendale Road, Burgess Hill, West Sussex Change of use from Boarding House (c2) to single dwelling House with Integral annexe (C3). Existing external r cases to be removed. At first sight there is little to comment upon, on this proposed change of use from a long established school boarding house,

situated on a very large plot to a very large family house in keeping with the surrounding properties in a conservation area. However, given the current housing market conditions and uncertainties regarding the governments property tax revisions, it appears unlikely that a suitable family buyer would be willing to pay an estimated £1.5 to 2.5m, and then undertake the indicated internal building works to achieve a single property with integral annexe for family use.

Far more likely is a developer to buy it and resubmit plans for either use as a

HMO (Home of Multiple Occupancy)

Or to knock it down and submit plans for either a block or blocks of Flats, or the erection of several properties.

Our planning objections therefore focus on those scenarios:

1) Proposed development on the appearance of the area

As a single large family home this property is in keeping with the neighbouring properties. Flats of any description would be totally out of character. Government Planning Guidance Says" Special attention must be paid to preserving or enhancing the character or appearance of conservation areas"

2) Highway safety Issues

Currently the boarding house has few if any cars associated with it. Glendale Road has always had issues with traffic congestion at school pick up and drop off times, but this has worsened significantly in the last 5 years with increasing numbers of cars parking for the station. Having additional vehicles in the road without adequate on-site parking will only compound the issue creating safety risks directly opposite the Nursery entrance.

3) Loss of important trees

Avondale has a large number of trees in the rear garden, many of which have TPOs on them. This area provides shelter for local wildlife and acts as a green barrier between neighbouring properties. Any removals would cause loss of outlook.

4) Increase in noise and disturbance.

Glendale Road is a quiet residential road, in a conservation area, with just 7 large houses where the peace is generally only disturbed, at school drop off and pick up times. If one of them was to become an HMO, with multiple occupants with their own modes of transport, then this would adversely impact the area, still worse if multiple flats or several houses were to be built, increasing the number of occupants in the road still further.

Summary

As an application for change of use to a large family home, then there's little to object to, but given the real risk of further development proposals then additional conditions should be applied, restricting usage of the site to just one residence with no multiple occupancy. This will go a long way to preserving the nature of the conservation area.

Kind regards

