

From: servicesupport <servicesupport@midsussex.gov.uk>
Sent: 06 August 2025 11:20:02 UTC+01:00
To: "planningdecisions" <planningdecisions@midsussex.gov.uk>
Subject: FW: DM/25/1671 - 5 Hickmans lane

Sally Johnson
Senior Application Officer
Planning and Building Support Services
Tel +44 (0)1444 477327,
Sally.johnson@midsussex.gov.uk
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Working together for a better Mid Sussex

From: Tracie Axford <tracie.axford@midsussex.gov.uk>
Sent: 06 August 2025 10:50
To: servicesupport <servicesupport@midsussex.gov.uk>
Subject: FW: DM/25/1671 - 5 Hickmans lane

Dear Service Support,

Please can you withdraw the above referenced application. The agents confirmation is included below in the email chain.

Kind Regards
Tracie

Please note that this advice is given at Officer level only and is without prejudice to the formal decision of the District Council.

Tracie Axford BSc (Hons) MSc
Planning Officer
Mid Sussex District Council, Oaklands Road
Haywards Heath, West Sussex, RH16 1SS
01444 477325
tracie.axford@midsussex.gov.uk
www.midsussex.gov.uk



Working together for a better Mid Sussex

From: Babatunde Ibrahim <babatunde@ecotecture.co.uk>

Sent: 06 August 2025 09:25

To: Tracie Axford <tracie.axford@midsussex.gov.uk>

Cc: Jo Saady <jo@ecotecture.co.uk>

Subject: Re: DM/25/1671 - 5 Hickmans lane

Morning Tracie,

Thank you for the heads-up on compliance. Yes, we would like to withdraw the application.

If I understand you correctly, we do not meet compliance requirements because **the eaves of the original roof are NOT maintained or reinstated**. Is that right?

Best wishes,

Babatunde Ibrahim

Architect (ARB, RIBA)

BArch (Hons), MArch, PG Dip.

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On Tue, 5 Aug 2025 at 18:10, Tracie Axford <tracie.axford@midsussex.gov.uk> wrote:

Dear Babatunde,

Having checked with my senior officer, it appears that the proposal would not be eligible for a Lawful Development Certificate as it does not comply with the following paragraphs (relevant section highlighted):

B.2 Development is permitted by Class B subject to the following conditions—

(a)the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

(b)the enlargement must be constructed so that—

(i)other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension—

(aa)the eaves of the original roof are maintained or reinstated; and

(bb)the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and

(ii)other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse; and

I hope that this makes sense. Apparently this is a common issue with bungalows where rear extensions and dormers are proposed at the same time. Please confirm that you want to withdraw the application and I will get that done for you. If you have any questions, then please let me know.

You will also note that there were some considerable letters from the neighbour, which were lodged in regards to this proposal, that you may wish to take into consideration for any future proposals for this property. They should be viewable on the Mid Sussex Planning Portal, but let me know if you cannot see them.

Kind Regards

Tracie

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Tracie Axford BSc (Hons) MSc
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Working together for a better Mid Sussex

From: Babatunde Ibrahim <babatunde@ecotecture.co.uk>
Sent: 04 August 2025 12:31
To: Tracie Axford <tracie.axford@midsussex.gov.uk>
Subject: DM/25/1671 - 5 Hickmans lane

Dear Tracie,

Thank you for your time on the phone last week. I want to request that when you confirm with your manager the PD compliance of the application, if it does not comply, we would like to be informed so that we can withdraw the application.

Thank you so much.

Please note that I will be away from the 11th of August to the 14th of August. If your enquiry is urgent, please call the office number below.

Best wishes,
Babatunde Ibrahim
Architect (ARB, RIBA.)
BArch (Hons), MArch, PG Dip.

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