

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 21 October 2025 11:34:26 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 21/10/2025 11:34 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:	21, 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:	Planning Application DM/25/2253 - Objection
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Dear Ms Richardson,
We are writing to formally object to the planning application DM/25/2253 for the proposed two storey dwelling in the back garden of 2 Keymer Road, Hassocks. Our back garden backs onto the current house owner's and proposed developer's back garden.
Policy
The proposed application will be both overbearing and very

unneighbourly to both my house and garden and does not respect the character of the area of this part of Hassocks and hence contrary to your policy DP26 and Policy 9.

Overdevelopment and Scale

This proposed design and development is in stark contrast to the nature of the buildings which mainly date from the 1930s period and are similarly constructed using traditional materials and designs. This building is not quietly hidden away as the previous proposed dwelling was. As a two storey building its very prominent in its position, out of character with existing buildings and makes little attempt to blend in with its surroundings.

Visual Impact and Unneighbourly Design

The balcony of this dwelling will be a little over a double cricket pitch length away from my kitchen window and a shorter distance to my garden. The selective use of photos in the proposal deliberately ignores a photo to the south east as this is the one that will show direct views from the balcony into the back gardens and houses in this part of Clayton Avenue. The design provides the height of the south facing vertical slats, conveniently ignoring the lower height of the easterly facing slats from where the proposer will enjoy an unhindered view from the north east to the south east and into my garden.

Further deception in the design depicts an office with en suite facilities. This effectively is a third bedroom. This house is should be classified as a 3 bedroomed family house.

Parking

As Hassocks is in zone 2 of the Parking Behaviour Zone (West Sussex County Council on Guidance on Parking at New Developments (September 2020)) the dwelling as a 3 bedroomed house would require a minimum 2.1 parking spaces which would normally be rounded up to 3 parking spaces. In addition to this figure the DCLG 2007 residential parking research, a further 0.2 visitor parking would be required per dwelling as all the parking will be allocated. This would make the overall minimum parking demand to be 6/7 spaces compared to the 4 spaces provided. As noted in the Highways response and Technical Note there are no on street parking on Keymer Road and as such the nearby streets would have to accommodate the demand. The nearest residential street of Clayton Avenue is already at capacity in terms of on-street demand due to the under provision of parking spaces at the old post office development and station parking.

Comments on the DMH Stallard's comments regarding the overgrown passage to the south of the Proposed dwelling.

This is a right of way for my property which I have exercised since moving here in 1997 and used daily while I was working in the City. It is now used several times a year for access to the station and places within walking distance on the west side of the railway. The walkway is open and not overgrown.

Conclusion

The proposal totally ignores the privacy and consideration of their

neighbours. It is obtrusive and out of character with the local neighbourhood. It does not provide adequate off street parking which will then spill out on to the local neighbourhood. We urge the council to refuse this application.

Yours Faithfully
Wendy and Christopher Moss
21, Clayton Avenue
Hassocks
BN6 8HD

Kind regards