

Head of Planning
Mid Sussex & District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Dear Sir/Madam

47 Lucastes Avenue, Haywards Heath, West Sussex, RH16 1JZ
Planning Application for New Boundary Treatment

We act on behalf of Mr Altarzi, the freeholder of the above application site and are instructed to submit a planning application to your authority for "*Application for proposed new boundary railing and pedestrian gates on Lucastes Avenue frontage*" at 47 Lucastes Avenue, Haywards Heath, West Sussex, RH16 1JZ ("*the application site*").

Accordingly, the following documents are attached which comprises the planning application:

- (i) The relevant Application Form, signed and dated;
- (ii) The relevant Ownership Certificate and Agricultural Land Declaration, signed and dated;
- (iii) Site and Block Plan (Drawing Ref: PL_001 Rev 01);
- (iv) Existing and Proposed Street Elevations (Drawing Ref: PL_500_00 Rev 03); and
- (v) Design and Access and Heritage Statement prepared by Buchan Rum Architects.

Please note the relevant application fee has been paid electronically via the Planning Portal.

On 10th December 2024 the LPA issued an Enforcement Notice under s.172 of the T&CPA 1990 upon the applicant relating to the application site alleging that a

breach of planning control in respect of without planning permission the erection of a front boundary brick wall including five brick pillars, inset metal railings, double entrance gates, single pedestrian entrance gate and wire meshing fencing all in excess of 1m in height adjacent to the highway. The requirements of the Notice include the removal of the unauthorised development. An appeal against the issue of the Enforcement Notice was lodged on 21st January 2025. The appeal decision in respect of this matter is awaited.

The attached application is submitted to help resolve the outstanding breach of planning control at the application site and to resolve what is a longstanding Enforcement matter.

The submission of this application follows a previous version of this application submitted on 20 March 2025. This was turned away under Section S.70c of the Town and Country Planning Act 1990. Notwithstanding this, the Applicant has had further discussions with Andrew Clarke of the Council's Enforcement Team, who has confirmed that the Council will now accept the application in an effort to draw this enforcement matter to a close. The scheme we have submitted is one which officers have previously advised they will support – it features lowered railings of 1m high and no large drive gates.

Accordingly, I trust the attached application will now be validated and I look forward to receiving confirmation of registration and validation in due course. In the meantime, should you wish to discuss further please do not hesitate to contact us at the above address.

Yours faithfully

Emma Buchan, Emily Hatton
Director, Architect RIBA ARB