

Peter Davies

From: [REDACTED]
Sent: 01 March 2026 17:34
To: Peter Davies
Subject: Objection to Planning Application DM/25/2880 – 13 Beaconsfield Close

Follow Up Flag: Follow up
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Dear Peter,

I am writing to formally object to planning application DM/25/2880 for 13 Beaconsfield Close – Retention of existing warehouse and creation within it of 3 new dwellings (Amended floor plans received 09/02/2026), notified on 10th February 2026.

Having reviewed the revised plans, I remain firmly opposed to the proposal for the following reasons:

PLANNING HISTORY AND INTENT

In June 2025, application DM/25/1546 proposed the insertion of new windows and doors to the warehouse (3 front doors, 5 rear doors/windows and skylights). This was amended in July 2025 to remove the originally proposed 5 rear doors/windows and replace them with 3 non-openable windows, alongside subdivision into 3 warehouse units and 3 designated car parking spaces. A further amendment in September 2025 made the skylights non-openable. Despite numerous objections, Mid Sussex District Council approved this application in October 2025.

The newly submitted application DM/25/2880 now proposes a change of use from commercial to residential, subdividing the building into 3 dwellings. When viewed alongside the sequence of earlier applications and amendments, this gives the strong impression that the intention may have been, from the outset, to convert the approved subdivided commercial units into residential dwellings. This raises concerns regarding transparency and planning intent.

KEY CONCERNS

• Highway and Pedestrian Safety

The site has very limited access and circulation space, with no safe pedestrian walkways. Increased vehicle movements associated with three residential units would significantly heighten the risk of conflict between vehicles and residents, including children, moving between homes and parked cars.

• Lack of Contribution to Maintenance

It is understood that the applicant does not currently contribute to the upkeep of the shared Stockwell Court car park. Increased traffic and potential construction activity could result in damage, leaving existing Stockwell Courts residents to bear the cost. No condition or legal agreement is proposed to address this concern.

• Noise and Disturbance from Subdivision

While the building is currently an open-plan unit (approved for subdivision into commercial units), converting it into three separate dwellings will inevitably increase the number of occupants and daily comings and goings. This will generate additional noise and disturbance at times when neighbouring residents should reasonably expect peace and quiet.

• Infrastructure and Services

If the unit does not already benefit from separate water, electricity and sewerage connections, installation works could obstruct the car park and restrict residents' access. The application does not clearly set out how such works would be managed or mitigated.

CONCLUSION

The proposed retention of the existing warehouse and creation of three residential dwellings, together with the likely intensification of use, would result in unacceptable harm to the safety and amenity of existing residents. The application fails to adequately address servicing, access constraints and infrastructure impacts.

For these reasons, I respectfully request that the Council refuse planning application DM/25/2880.

Please would you kindly confirm receipt of this email.

Yours sincerely,

