

"Fairlawn"
3 Hickmans Lane
Lindfield, West Sussex
RH16 2BQ

24 September 2025

Mid Sussex District Council
Planning Department
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Dear Sir/Madam

Application No: DM/25/2274

Proposal: New porch, single storey rear extension, rear box dormer loft conversion, and internal alterations. This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the proposed use cannot be taken into account.

Location: 5 Hickmans Lane, Lindfield, Haywards Heath, West Sussex

Based on the submission for the above-mentioned application I feel that the Party Wall Act of 1996 needs to be invoked, and a Party Wall Surveyor instructed for the following reasons :-

- 1) The proposed rear flat roof extension is alongside the boundary to my property, and the foundations are within 3-6m of my property foundations.

I would like consideration to be made to the building of new foundations which may affect my property structurally during excavations and post building works and if so, would the building owner of No.5 would be expected to make good any damage incurred at his own cost and to my satisfaction ?

I understand that new building at or astride the boundary line between properties would invoke the Party Wall Act 1996.

To "invoke" the Party Wall Act, a building owner must serve a Party Wall Notice to the adjoining property owner(s) outlining the planned works. This notice is a formal way of informing neighbours about proposed construction or renovation that falls under the Act's purview, such as work on a party wall, excavation near a boundary, or building a new wall up to the boundary line

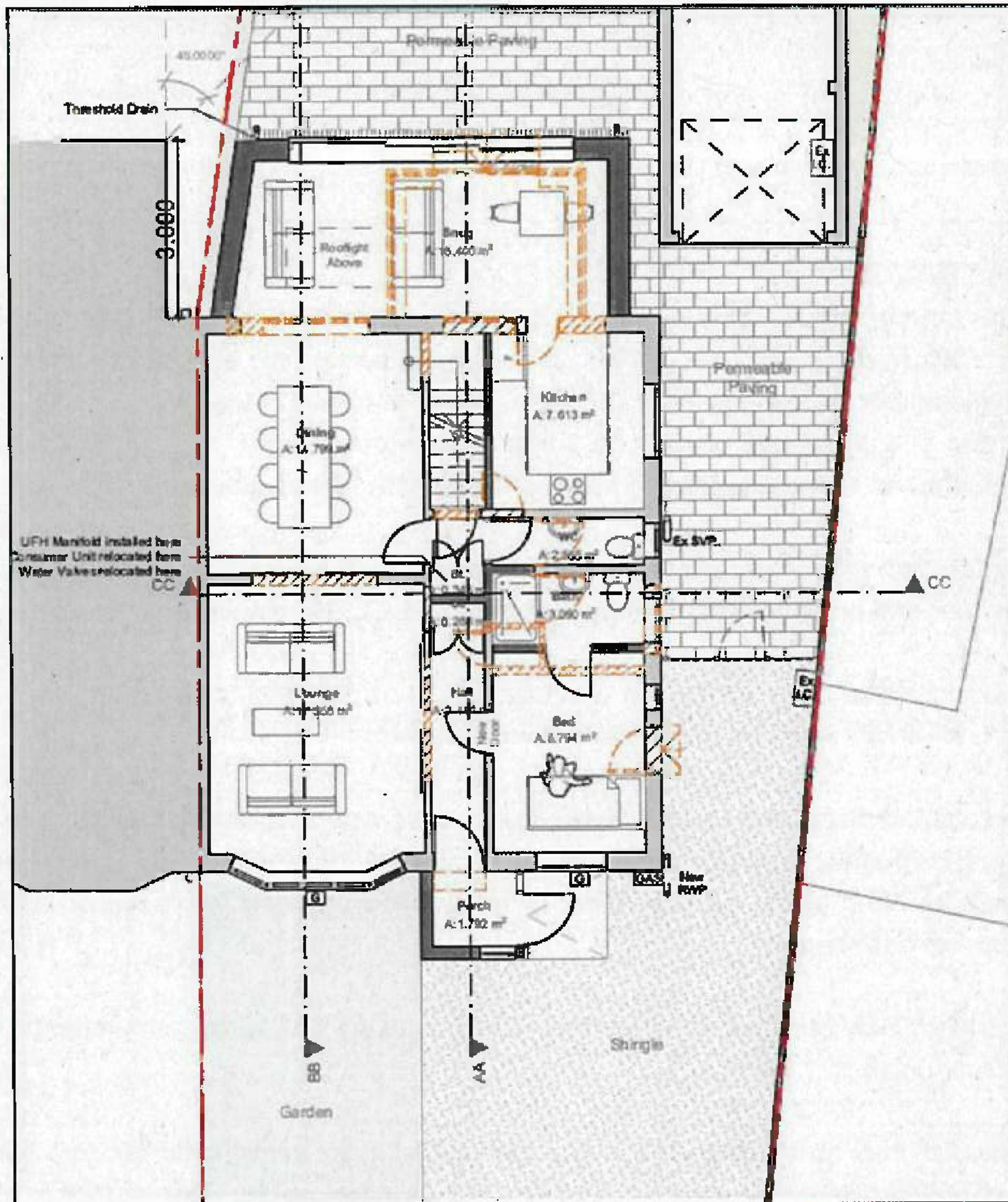
I understand that the Party Wall Act 1996 covers excavation within 3 or 6 metres of a neighbouring building(s) or structure(s), depending on the depth of the hole or proposed foundations.

Please also consider my understanding of the Party Act 1966 "that the Building Owner will pay all costs associated with drawing up the award including the adjoining owner's surveyor's fees, if the works are solely for the Building Owner's benefit".

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Please confirm if this is correct and that the application for lawful development would be subject to a Party Wall Act 1996 Agreement.

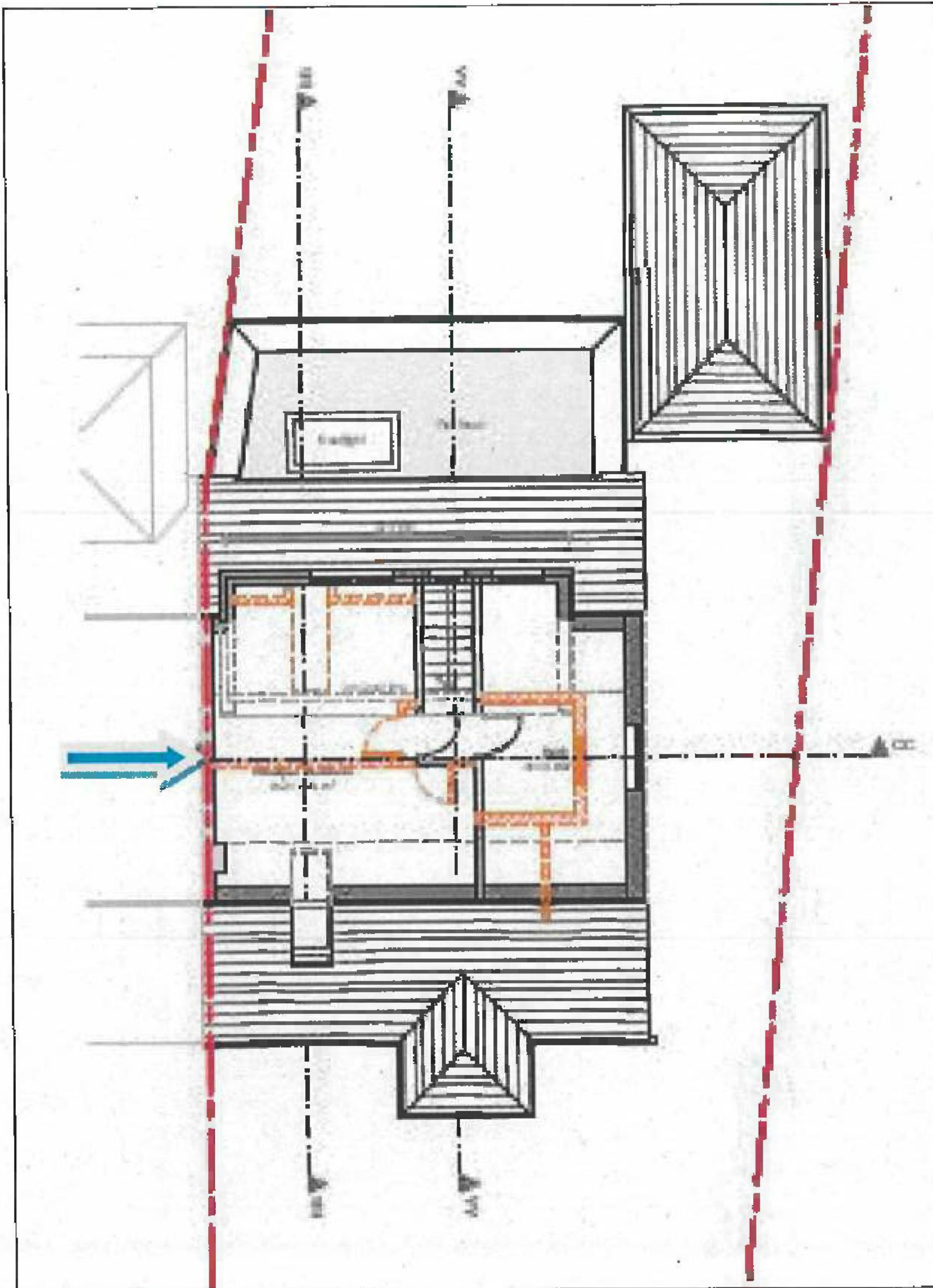


- 2) The proposed dormer structure at the rear of the property is extremely close to my party wall and may affect my property structurally. There is also a steel beam at the highest point of the roof which adjoins my party wall in the drawings (see blue arrow on plan below). For this reason, I feel that the Party Wall Act 1996 needs to be invoked.

To "invoke" the Party Wall Act, a building owner must serve a Party Wall Notice to the adjoining property owner(s) outlining the planned works. This notice is a formal way of informing neighbours about proposed construction or renovation that falls under the Act's purview, such as work on a party wall, excavation near a boundary, or building a new wall up to the boundary line.

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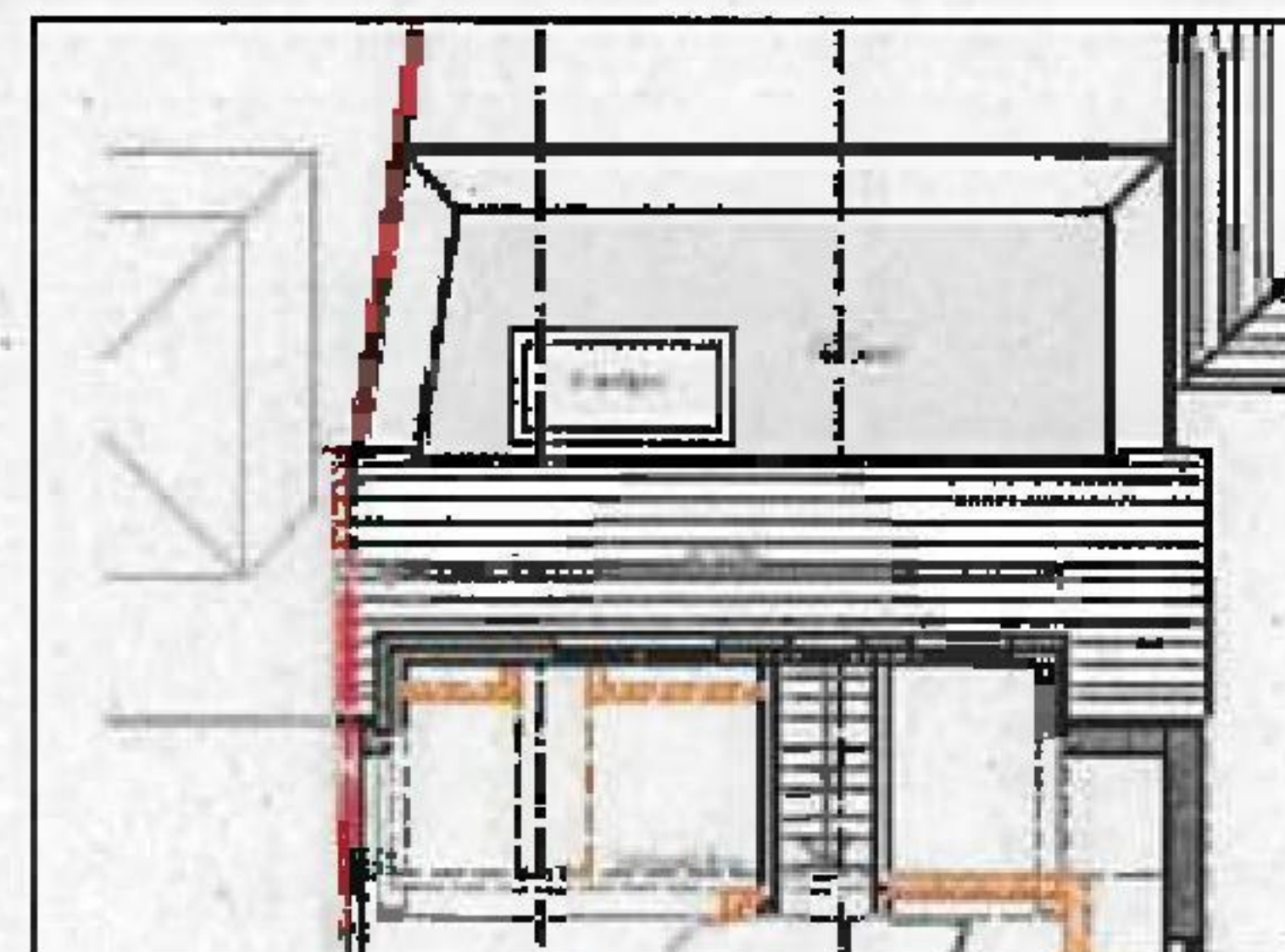
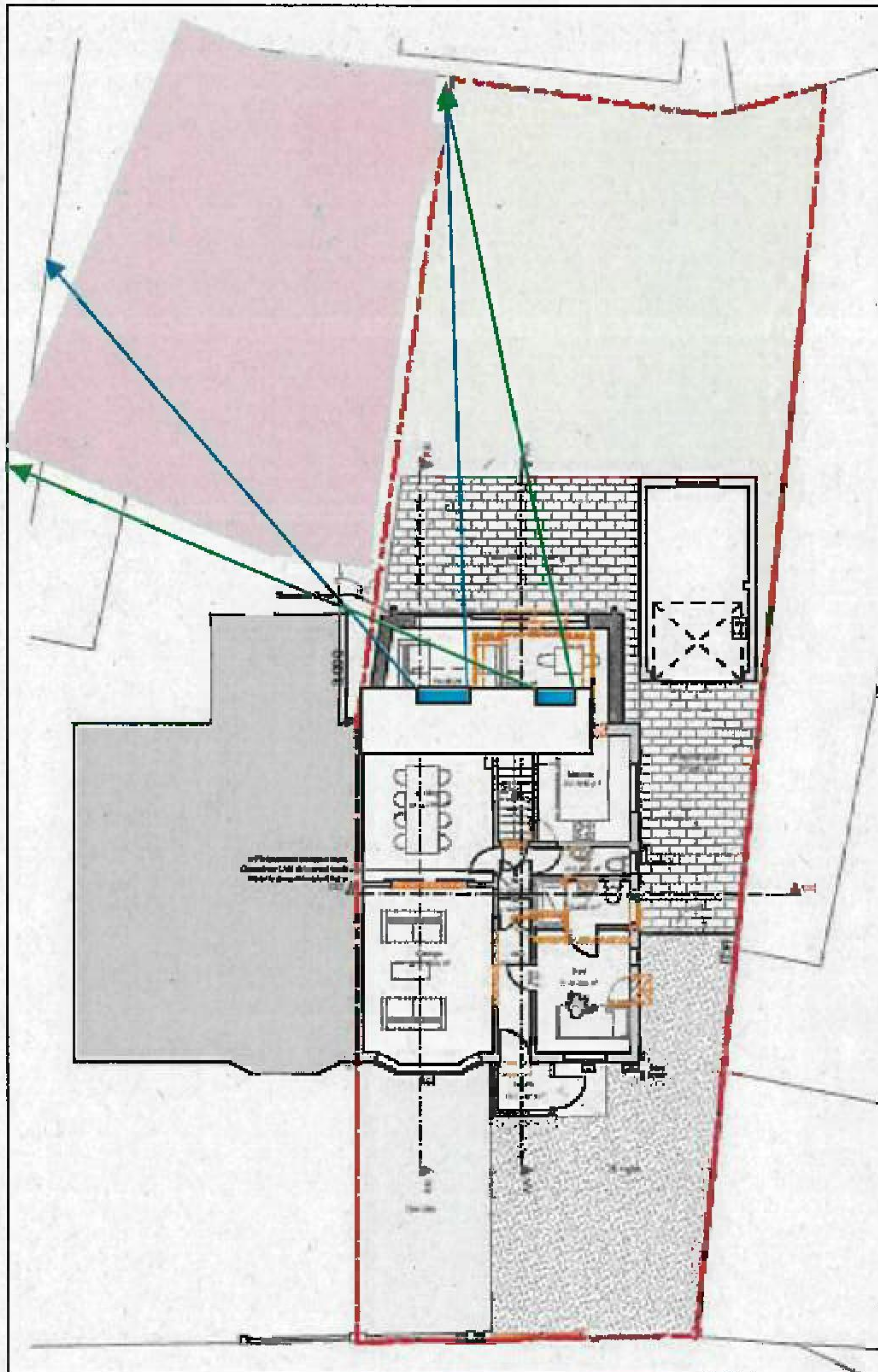


- 3) In addition, the proposed dormer structure at the rear of the property will be overlooking my garden with a clear view and I consider that it would significantly impact upon my privacy and/or enjoyment of my garden by approximately 80% as per drawing sketch below. Blue and green lines show widest viewpoint and pink shaded area shows the approximate loss of privacy rear garden area.

The proposed dormer window at the rear of the property will therefore be intrusive to my privacy. Please can obscured glass in the dormer windows be considered to alleviate this problem or an alternative solution be suggested.

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See photographs below to reflect the loss of privacy from the dormer and that retained with the current Velux window extension.



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See following photographs from rear aspect of my garden :-



See following photographs of my patio reflecting the loss of my privacy :-



I thank you for your time in considering my concerns raised and look forward to hearing from you regarding the content of my letter and regarding the outcome of the application.

Yours faithfully

[Redacted signature]

cc: Lindfield Parish Council - clerks@lindfieldparishcouncil.gov.uk

Tracie Axford, MSDC - Case Officer, Planning Dept - - tracie.axford@midsussex.gov.uk

MSDC Planning Dept - planninginfo@midsussex.gov.uk

