

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 07 September 2026 08:24:04 UTC+01:00
To: "Andrew Horrell" <andrew.horrell@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/26/1690

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 07/09/2026 8:24 AM.

Application Summary

Address:	77 Dunstall Avenue Burgess Hill West Sussex RH15 8PJ
Proposal:	Proposed demolition of various outbuildings and erection of a 4 x bedroom part two storey detached house with a detached 2 bay garage and two parking spaces
Case Officer:	Andrew Horrell

[Click for further information](#)

Customer Details

Address:	4 Walnut Close Burgess Hill
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Subject: OBJECTION TO PLANNING APPLICATION DM/26/1690 - 77 DUNSTALL AVENUE, BURGESS HILL To: Mid Sussex District Council - Planning Department Dear Planning Officer, Re: Planning Application DM/26/1690 - 77 Dunstall Avenue, Burgess Hill

I am writing as the owner/occupier of 4 Walnut Close, Burgess Hill, RH15 8GQ, which is immediately adjacent to the proposed development.

I wish to register my strong objection to the proposed development of a substantial four-bedroom detached dwelling and detached double garage at 77 Dunstall Avenue.

I appreciate that the site may be suitable for some form of development, but I have serious concerns about the scale, height, position and design of this particular proposal and its impact on my home and garden.

1. Loss of privacy and overlooking - my principal concern

My greatest concern is the potential loss of privacy caused by the proposed first-floor bedroom windows.

My garden and veranda are extremely important to me. I use my veranda and garden throughout the year, and they are effectively an extension of my living accommodation - almost a second living room. I spend a great deal of time there and currently enjoy a reasonable level of privacy.

The proposed two-storey dwelling would introduce elevated first-floor bedroom windows in close proximity to my property. I am extremely concerned that these windows will provide direct or oblique views into my garden and veranda.

This would fundamentally change the way I am able to use and enjoy my home.

I would ask the Planning Officer to carefully assess the actual sightlines from every first-floor habitable-room window towards 4 Walnut Close, including my garden, veranda and windows, rather than simply considering the distance between the buildings.

The Burgess Hill Neighbourhood Plan is particularly relevant. Policy H2 states that, where back-garden development is proposed, special regard must be given to "the privacy and outlook from existing dwellings and, in particular, gardens." It also identifies loss of privacy, daylight, overlooking and visual intrusion as recognised impacts of inappropriate back-garden development.

2. The existing privacy relationship between the properties

I would also ask the Council to consider the existing privacy arrangement between my property and the neighbouring property.

My own bedroom window is a V-shaped projecting window, and one side is deliberately fitted with frosted glass so that I cannot

look into my neighbour's garden.

I have therefore taken care to maintain privacy between the properties. I am very concerned that the proposed development could create the opposite situation, with occupants of first-floor bedrooms being able to look directly down into my private garden and veranda.

I consider this to be an important change to the established residential relationship between the properties.

3. Overbearing impact and scale

The proposal is for a substantial four-bedroom dwelling together with a detached double garage.

Because of the position of the development immediately adjoining my property, I am concerned that the combined height, bulk and mass of the proposed buildings will have an overbearing and visually intrusive effect on my home and garden.

The impact should not be considered simply by looking at the footprint of the building. The full two-storey height, roof form, first-floor windows and detached garage need to be considered together.

I ask the Council to assess whether the proposed scale and massing are genuinely appropriate for this site and whether the development respects the established character and spacing of the surrounding residential properties.

4. Loss of daylight and overshadowing

I am also concerned about the potential effect of the proposed two-storey building on daylight and sunlight to my property and garden.

Given the proximity of the proposed building to my boundary, I ask that the Council carefully assess the effect of the height and bulk of the development, particularly on my private garden and veranda, which I use throughout the year.

5. Impact on my residential amenity

Taken together, the proposed height, bulk, first-floor windows and proximity to my property could result in a significant deterioration in the residential amenity currently enjoyed at 4 Walnut Close.

I am not objecting simply because a neighbouring property is being developed. My objection is specifically concerned with the relationship between this proposed building and my existing home and private garden.

6. Access and construction disturbance

I am also very concerned about the use of Walnut Close for access to the development, particularly during construction.

Walnut Close is a residential close, and the proposed development is immediately adjacent to my property. Construction of a substantial four-bedroom house and detached double garage is likely to involve numerous deliveries, construction vehicles, contractors' vehicles, skips, plant and building materials.

This could cause significant disruption to residents through noise, dust, vehicle movements, obstruction and disturbance, as well as creating potential safety concerns on a residential close.

This is particularly relevant because Policy H2 of the Burgess Hill Neighbourhood Plan specifically states that access arrangements that would cause significant nuisance to neighbouring properties will not be permitted.

If permission is granted, I would ask that a detailed Construction Management Plan is required before any works commence, dealing with construction traffic, delivery routes, delivery hours, contractor parking, loading and unloading, storage of materials, skips, dust and noise.

7. Drainage and surface water

I have also reviewed the drainage information submitted with the application.

The proposal involves substantial drainage infrastructure and attenuation measures. Given the extent of the proposed development and the amount of hardstanding, I ask the Council to ensure that the drainage arrangements are fully adequate and that the development will not increase surface-water runoff or create drainage problems for neighbouring properties, including 4 Walnut Close.

8. Boundary treatment and landscaping

I would also ask that the Council gives careful consideration to the proposed boundary treatment and landscaping.

Any boundary treatment immediately adjoining my property should not compound the overbearing effect of the proposed dwelling. Details of the height, materials, planting and maintenance of boundary screening should be properly controlled.

Conclusion

For the reasons set out above, I respectfully ask Mid Sussex District Council to refuse planning application DM/26/1690.

In particular, I ask the Council to give significant weight to:

the potential loss of privacy and overlooking of my garden and veranda;

the impact of the first-floor bedroom windows;

the height, scale, bulk and overbearing nature of the proposed dwelling;

potential loss of daylight and overshadowing;

the effect on the established residential amenity of 4 Walnut Close;

the proposed use of Walnut Close for access and the resulting disturbance, particularly during construction;

the potential drainage and surface-water implications; and

the relationship of the proposed development with the existing character and spacing of neighbouring properties.

If the Council is nevertheless minded to approve the application, I would ask that the first-floor windows are reconsidered and that appropriate measures are required to prevent overlooking of my garden and veranda, together with robust controls on boundary treatment, drainage and construction activity.

I would be grateful if my objection could be formally recorded and fully considered by the Planning Officer when determining the application.

Kind regards