

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 05 June 2026 14:09:00 UTC+01:00
To: "Hamish Evans" <hamish.evans@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/26/0560

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 05/06/2026 2:08 PM.

Application Summary

Address:	Garage And Store Rear Of Old Stone House Old Stone Link Ship Street East Grinstead West Sussex RH19 4EE
Proposal:	Removal of existing garage building to be replaced with a two storey residential dwelling.
Case Officer:	Hamish Evans

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Customer Details

Address: 9-10 Old Stone Link Ship Street East Grinstead

Comments Details

Commenter Type:	Business or other organisation
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Cowan Architects Ltd which is a neighbour to the application site and uses the access driveway to access our 8 parking spaces and our offices. We have occupied 9-10 Old Stone Link for over 40 years and intend to remain there indefinitely. The 8 parking spaces we have in the courtyard behind Old Stone Link that are subject to the remainder of a 999 lease. We have not received notification of the planning application submitted, but the proposal has been brought to our attention.

As you will probably have seen during your site visit, the access to the courtyard parking for Old Stone Link is narrow. The proposals seek permission to build on the boundary which would leave zero space for construction access or scaffolding etc. Access would be required 24/7 throughout the construction as the courtyard is used both commercially by 8 local businesses and for the residents of 5 flats above Old Stone Link.

Building to the boundary would impeded access during construction and yet there have been no discussions on how the proposals would be built to minimise impact on the business and residents that require 24/7 access to Old Stone Link. I understand that no discussions have been held with the owner of the access and courtyard parking either, Mortehoe Properties Ltd.

The positioning of the proposals may also have an impact on visibility splays for the vehicles leaving the courtyard parking behind Old Stone Link. There are 21 designated parking spaces in the courtyard with multiple vehicle movements for most spaces every day of the week. I would estimate approximately 100 vehicle movements a day; 50 entries + 50 exits. Visibility at present is good in both directions. The proposals would impede visibility when looking south (left) along Ship Street.

Furthermore, you will have seen during your visit that there are commercial and domestic bins stored adjacent to the application site. This is the only space available to store them and they have been kept there for many years. The bins can also be seen on pages 3, 4 and 5 of the Design and Access Statement. Our concerns are that the proposals show the "North Side" incorporates a deep vertical window in the location where the bins are stored. As there is nowhere else to relocate the bins, it could give rise to tensions in the future or a situation where the developer or future occupier raises objections to their presence.

This is not an objection to the principal of development on the site, rather the detail and lack of consideration for access and the long-term use and impact in the context of it's neighbours.

Kind regards