

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 23 December 2024 12:52:24 UTC+00:00
To: "Andrew Horrell" <andrew.horrell@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/24/2288

Comments summary

Dear Sir/Madam,

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

Comments were submitted at 23/12/2024 12:52 PM.

Application Summary

Address: Park Centre 60 Park Road Burgess Hill West Sussex RH15 8ET

Proposal: Refurbishment and upgrade of the existing buildings including window replacement, new roof insulation, structural alterations. New extension on both sides of the existing main building. New Bin and bike storage at front and a new covered outdoor area at the rear and landscaping.

Case Officer: Andrew Horrell

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Customer Details

Address: 8 Upper St Johns Road Burgess Hill

Comments Details

Commenter Type: Neighbour or general public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: We are writing as the occupants of 6 and 8 Upper St Johns Road, two houses which are adjacent to the Park Centre. We are writing to formally object to the planning permission to refurbish and upgrade the Park Centre, which we will believe will have an adverse impact not only on our homes, but additionally on the surrounding homes in the local area. There are several reasons why we are objecting to the planning permission, which we will go

over in turn.

1. Parking and Traffic Concerns:

Firstly, we note from the plans to amend the property is that the Park Centre will be able to hold 335 occupants at any given time. This seems like a very high number of people and raises serious concerns about parking availability in the area, especially due to the existing lack of parking in the nearby neighbourhood. Whilst we acknowledge there is some parking on the nearby roads, these roads are already very full of vehicles during working days where others are choosing to park due to a lack of alternatives. The plans to increase the capacity of this property will further exacerbate the lack of parking in the area, and the six parking spaces allocated to the Park Centre are insufficient to accommodate the volume of visitors expected and thus this increase in visitors will exacerbate this existing issue, causing disruption for residents and creating potential safety hazards.

2. Noise Disturbance:

We are concerned about the excessive noise which will come from the property.

Firstly, there will be excessive noise from construction works on the property to make the suggested changes, to which we have not been provided with an estimated duration of how long the construction works would last.

Secondly, operational noise; having a busy centre with so many occupants next to our properties is likely to be very noisy, particularly due to the plans to have an open garden area right next to where our gardens are. We are deeply concerned that this will have an impact on our ability to enjoy a peaceful residence of our homes due to the noise, especially given the nature of the visitors to the property, many of which will be children who will not have the social etiquette or respect to be mindful of their noise or actions. This is made worse when these occupants will be encouraged through an outside space which is directly adjacent to our property and garden.

3. Loss of Privacy and Security Risks:

The proposed outdoor garden area and the current design of the property raise concerns about both privacy and security. The plan to have a garden area which is adjacent to our gardens and fences is concerning for us. Our gardens are already very overlooked by the property, particular with the rear upper floor, which has several windows stretching across with no blinds or curtains, meaning anyone who is looking out can see directly into our gardens and living rooms. The plans to have a garden area so close is likely to not only generate a lot of noise and overlook our gardens, but we are also concerned by the ability for individuals to be able to look over our fence into our gardens as well as a fear for individuals to be able to jump over our fence into our

properties. This is both a security concern and a fear of our right to privacy.

Whilst we object to the placement of the gardens, we would suggest that if this objection was not upheld, that the applicants placed trees or a higher fence next to our gardens on the rear side to minimise the lack of privacy and noise to our properties, which would act as noise cancellation and increase privacy. Additionally, with the increased number of occupants in the building, we would want steps to be taken to reduce the ability for occupants to look into our gardens by having curtains or blinds in the upper floor windows.

4. Overdevelopment of the Property:

Notwithstanding the above, we believe that the plans for the property are overbearing for our homes and generally overdeveloped. We have no objections to the planned aesthetic changes, as we believe that this will fit in with the neighbourhood, but having such a development in a quiet residential road, so close to residential houses, is overbearing.

Looking at the property plans, we also have some concerns that the increased size and building works of the property will affect the (already limited) natural light we get into our gardens and generally affect our reasonable enjoyment of the property.

Conclusion:

In summary, we object to the proposed refurbishment and expansion of the Park Centre on the grounds of insufficient parking, noise disturbance, loss of privacy, security concerns, and the overbearing nature of the development. While we understand the need to modernise facilities, the scale and impact of this proposal are incompatible with its location in a quiet residential area.

We appreciate your consideration of our concerns and trust that these objections will be given due weight in the planning process.

Kind regards