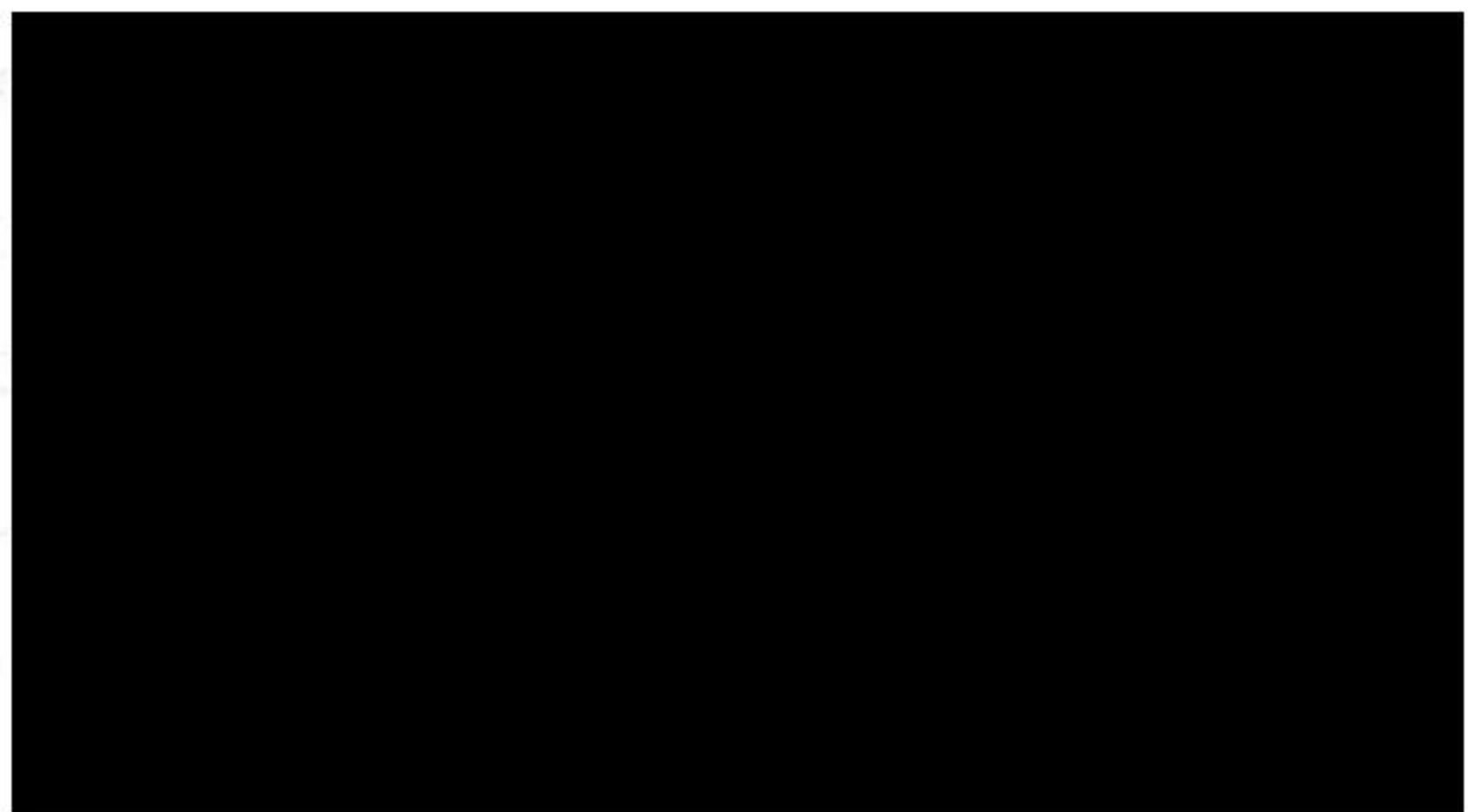




27 September 2026

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

RE: Objection to Planning Application DM/26/1838

Proposal: Proposed store in rear garden of Sams Fish Bar (Amended address/documents 04.09/2026)

Site Address: Sams Fish Bar, 36 Sussex Road, Haywards Heath, West Sussex, RH16 4EA

Dear Peter,

I am writing to object to the above planning application for the proposed outbuilding/store in the rear garden of 36 Sussex Road.

Private rear gardens, including ours, back directly onto the application site, and this garden boundary is less than one metre from the proposed structure. I believe that without strict conditions the proposal could introduce an unacceptable, hazardous, and unneighbourly commercial intensification that is contrary to the **Mid Sussex District Plan**.

The planning application contains very few details about the proposed use and so my specific objections are based on the following material planning considerations and potential conflicts with policy:

- **Proximity to Boundary and Unacceptable Amenity Impact (Policy DP26: Character and Design):** The proposed structure is located within one metre of our residential boundary line. Building a store for part commercial use of this size so close to our residential property boundary could conflict with **Policy DP26**, which requires development to protect the residential amenity of neighbouring properties, including privacy, outlook, and daylight.
- **Odours, Fumes, and Public Health Risks (Policy DP29: Noise, Air and Light Pollution):** The commercial use of this store in connection with Sams Fish Bar might well include the storage of commercial cooking equipment and/or

quantities of cooking oil or materials. If so, this would pose a significant risk of commercial food odours, grease residues, and airborne pollutants directly into our adjacent private garden, and possibly into the habitable rooms of our property.

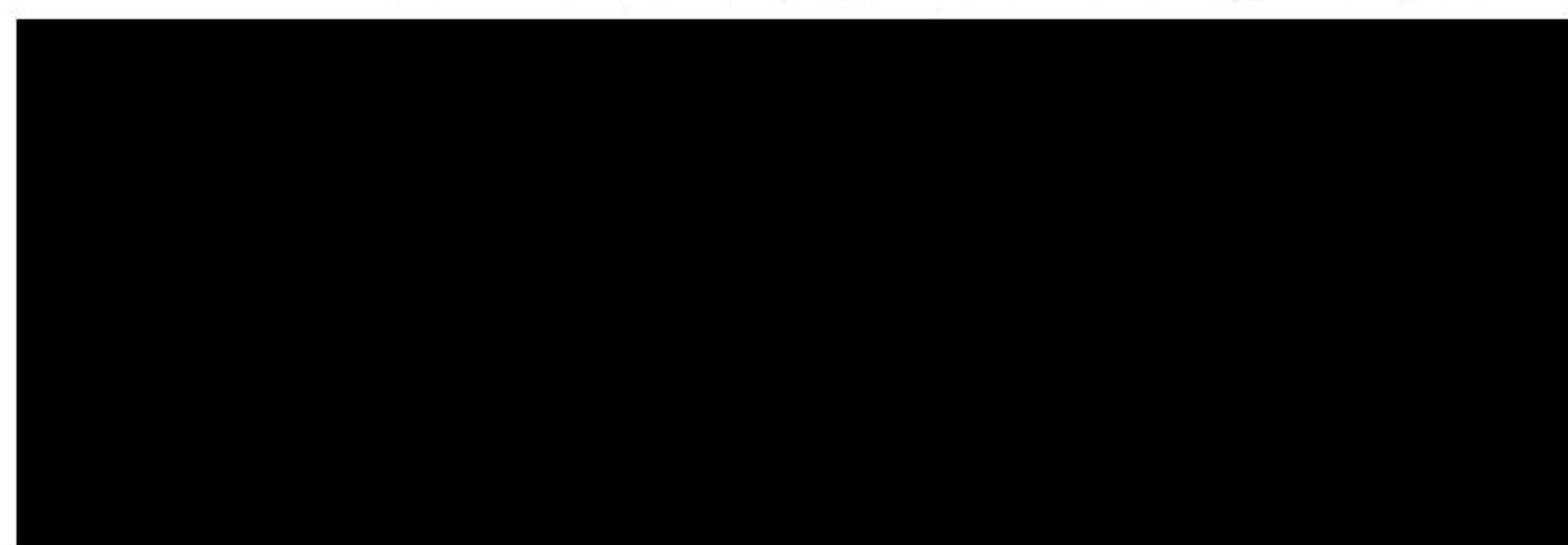
Policy DP29 explicitly states that development will only be permitted if it does not cause unacceptable harm to health or quality of life from air pollution or odours.

- **Fire Safety, Flammable Storage, and Hazards:** Storing cooking oil or materials and/or cooking equipment within a structure that exceeds 15 square metres in size and is built of largely combustible material and within less than one metre of our residential boundary could well introduce a fire hazard, contrary to building regulations.
- **Noise and Unrestricted Hours of Use (Policy DP29):** The application contains no proposal to limit the operational hours of this store. Given that the main business is a fish and chip bar operating late into the evening, the regular retrieving and moving of items associated with the commercial use could well happen at unsocial hours. This persistent noise would occur immediately adjacent to our garden boundary, contrary to the residential acoustic protections outlined in **Policy DP29**. Given the largely undefined intended commercial use in the planning application, the Council may wish to investigate whether the store should be located closer to the fish bar.

If the Council is minded to approve this application, I would ask that the following conditions are applied to protect the safety and amenity of the adjoining residential properties:

1. **Hours of Operation:** Access to and use of the store should be explicitly restricted to daytime hours only (e.g., 08:00 to 18:00) Mon-Fri, and (e.g., 08.00 to 13.00) Sat.
2. **No Noisy Use:** There should be an absolute prohibition of noisy use of the store, and including any external refrigeration units, extraction fans, or mechanical equipment on the structure to prevent continuous noise and vibration.
3. **Strict Storage Limits:** A condition preventing the storage of odourous, hazardous, volatile, or flammable substances.
4. **Prohibition against any other commercial use:** now or in the future.

Yours sincerely,

A large black rectangular box redacting the signature of the sender.