

Deborah Lynn

From: [REDACTED]
Sent: 24 September 2026 10:45
To: Deborah Lynn
Cc: [REDACTED]
Subject: Re: Planning application DM/26/1890 - 26b Pelham Road, Lindfield

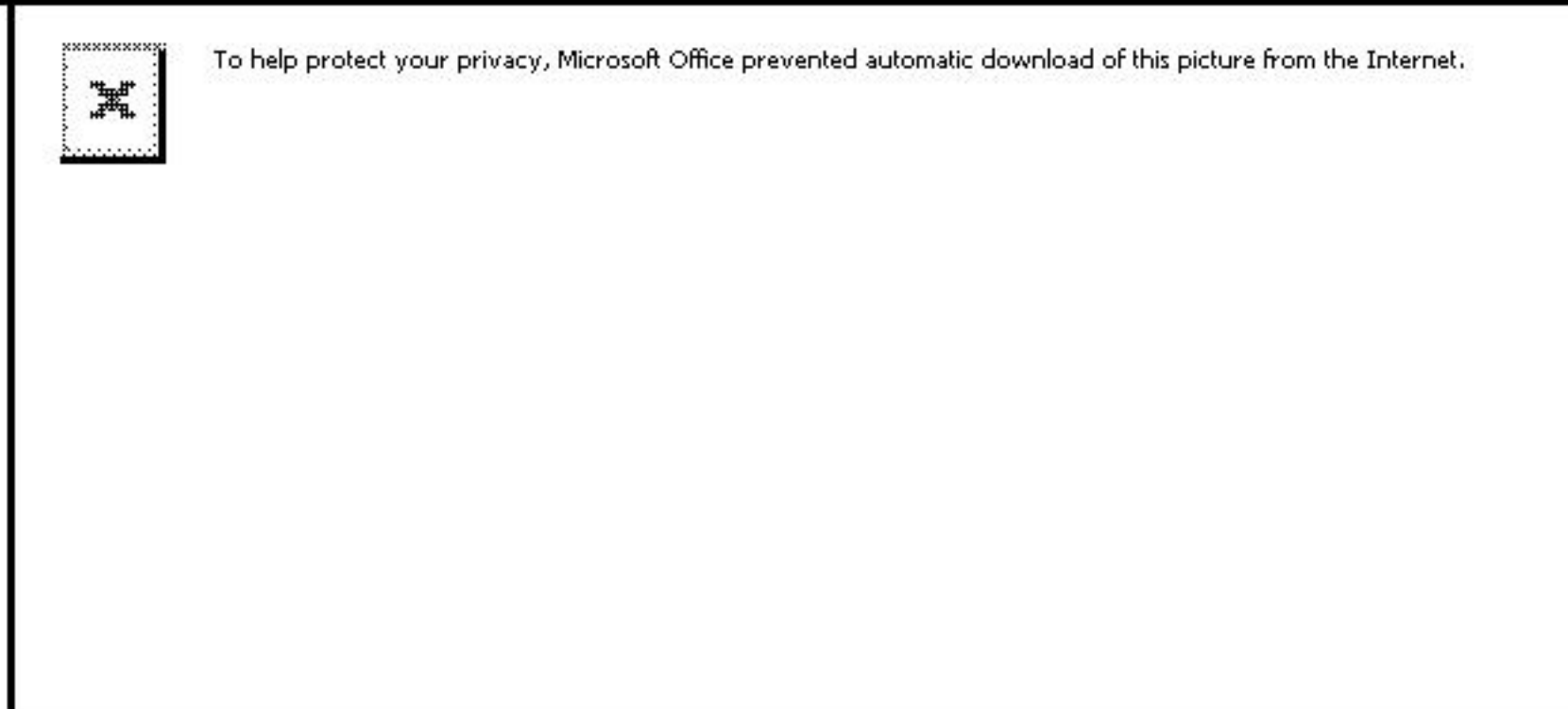
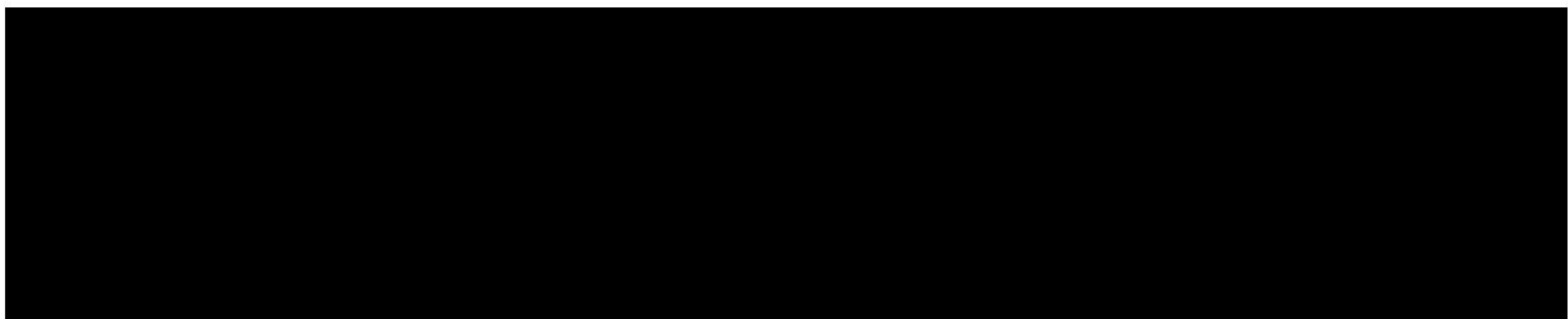
Hi Deborah,

I have spoken with the applicant, Timothy King, and he has provided the following responses and clarifications regarding the application:

- Fence Status: The fence is temporary and will be removed once the council-suggested laurels/hedges grow to sufficient height (following the denial of fence boundary to the kerb). The hedges had to be replanted at an additional cost due to the recent hot summer.
- Outbuilding Size: As the applicant runs a bike business, the proposed size and height are required to securely store several expensive bicycles.
- Landscaping Changes: To improve privacy, security, and drainage, the applicant raised the garden area using excess soil and old concrete remnants, rather than digging into the garden.
- Drainage Improvements: The new permeable patio layout addresses and resolves the neighbor's previous winter flooding issues, which were caused by the old, non-porous patio.
- Water Company Context: The extensive garden leveling was initially required to allow the water company access to repair a decades-old buried drain that affects multiple households.
- Driveway: The driveway has been constructed as per the approved plans, and Mr. King notes that there are no discrepancies.

Please let me know if you need any further information.

Kind Regards,



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On Tue, 22 Sept 2026 at 16:08, Deborah Lynn <Deborah.Lynn@midsussex.gov.uk> wrote:

Dear Soprat

Thank you for your e-mail.

I shall await your further correspondence once you have discussed matters with Mr King.

Kind regards

Debbie.

Deborah Lynn BA(Hons) MSc Town Planning

Planning Officer

Development Management

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Working together for a better Mid Sussex

Sent: 22 September 2026 15:22

To: Deborah Lynn <Deborah.Lynn@midsussex.gov.uk>

Subject: Planning application DM/26/1890 - 26b Pelham Road, Lindfield

Hi Deborah,

Thank you for your email and update regarding the planning application via planning portal highlighted in red

| Dear Soprat

I hope this e-mail finds you well.

I write with regards to the above planning application that has been submitted. Please accept my apologies for the delay in contacting you which is due to pressures of other work.

The proposed description is noted as “erection of an outbuilding for storage use.”

Whilst conducting my site visit, I noticed that a large paved area (as shown on submitted plans and in the photo below) has been created although this does not appear to have planning permission. As flats do not benefit from permitted development rights, I consider that planning permission would be required for this hardstanding and consider that the description of the proposal should be amended to include this with the application readvertised.

The hardstanding also appears to be located at a lower level to the adjoining grassed area and fence so I am assuming that land levels have been dug down into to create this. If the proposed outbuilding is to be situated at a lower level to adjoining land, it would be helpful if this could be shown on elevational drawings or on cross sections of the proposal. Please provide details of the hardstanding that has been installed, for instance, is this permeable? The above photo also shows a shed, is this proposed to be retained?

I also note that the fencing that has been installed does not accord with the previous planning permission DM/25/2980 which showed that a close boarded timber fence would instead be installed, is there a reason for this? Nor does the driveway that has been installed appear as wide as that previously approved, in which case it may be wise to include this element as part of the current planning application.

The parish council has been consulted on the proposal and has made the following comments:

“The size and scale of the proposed outbuilding appears substantial for its stated purpose of bicycle storage, and clarification should be sought as to whether the building is proportionate to this use.

Concerns are raised regarding the potential impact of the structure on the street scene and whether its scale and appearance could adversely affect the character of the surrounding area.

Should permission be granted, the Parish Council considers that the outbuilding should be restricted to ancillary storage purposes only and not be used as habitable accommodation.”

Please can you clarify why a large outbuilding is required. I share the parishes concerns as the building would be sited in a relatively elevated position within the street scene, however if it is sited at a lower level to adjoining ground levels, then this may assist in lessening potential visual prominence within the street scene.

In view of the above, I do not consider that I am in a position to determine the application as currently submitted. At the very least, I consider that the description of the proposal will need to be amended to include the patio area and that the application should be readvertised.

I hope that the above assists but please get back to me should you have any queries.

Kind regards

Debbie.

I will confirm with the applicant why the installed fencing differs from what was previously approved under reference DM/25/2980 and come back to you on this.

Regarding the driveway, I will also check with the applicant to clarify his plans, as it may be that the works are currently incomplete.

With regards to the outbuilding, I should highlight that it is intended for motorbike storage rather than standard bicycle storage. My understanding is that it is required for security purposes to store the applicant's motorbike, as well as to provide a closed space for him to work on the bike. This accounts for the proposed size and scale of the structure.

Finally, regarding the hardstanding/paved area, my understanding is that the pavement installed is permeable.

I will discuss the remaining points with the applicant and provide a full update as soon as possible.

Kind Regards,



Architectural Designer

Architectural Technology BA (Hons), Spatial Design MSc (Hons)



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