

Peter Davies

From: [REDACTED]
Sent: 01 December 2025 17:08
To: Peter Davies
Subject: Objection to Planning Application DM/25/2880 – 13 Beaconsfield Close

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Peter,

I am writing to formally object to **Planning Application DM/25/2880**, which proposes the retention of the existing warehouse and the creation of three new dwellings within it at **13 Beaconsfield Close, Burgess Hill**. As a resident of **14 Beaconsfield Close**, I have serious concerns about the impact of this development on residential amenity, local character, and infrastructure.

Grounds for Objection (with Policy References)

1. **Loss of Privacy (DP26)**

Side elevation windows will directly overlook my garden and rear-facing windows, significantly reducing privacy and affecting the enjoyment of my home.

2. **Noise and Disturbance (DP29)**

Additional doors and windows will increase activity, leading to greater noise and disturbance in what is currently a quiet residential area.

3. **Visual Impact and Character Change (DP26)**

The alterations will change the building's character from industrial to residential, creating an incongruous appearance within the existing streetscape.

4. **Overbearing Presence (DP26)**

The height and placement of new openings will make the structure feel intrusive and dominant when viewed from neighbouring properties.

5. **Wildlife Impact (DP37 & DP38)**

The oak tree adjacent to the site is a known bat habitat. Increased light and human activity could disturb protected species, contrary to biodiversity policies.

6. **Intensification of Use (DP26 & DP21)**

The layout suggests subdivision into three units, exceeding previous permissions and raising concerns about increased traffic, parking pressure, and strain on local infrastructure.

7. **Numbering and Addressing Issues (DP26)**

The only access to the proposed dwellings is through the **Stockwell Court car park**, which is confusing when calling this 13 Beaconsfield Close, this could cause delays for emergency services and logistical problems for deliveries.

8. **Incremental Development and Planning Creep (DP26)**

The Council has recently approved additional doors and windows for this building, which

strongly suggests an intention to convert the warehouse into multiple dwellings from the outset. This piecemeal approach undermines transparency and proper planning scrutiny.

Request for Site Visit

Given the potential impact on neighbouring properties and wildlife, I respectfully request a site visit before any decision is made.

Conclusion

I urge the planning department to refuse this application due to its adverse impact on privacy, amenity, local character, biodiversity, and access safety, contrary to policies **DP21, DP26, DP29, DP37, and DP38** of the Mid Sussex District Plan. **Approving this application would set a concerning precedent for similar incremental developments in the area, further eroding planning integrity and residential amenity.**

Yours faithfully,

14 Beaconsfield Close
Burgess Hill RH15 9AT