

From: Sarah Sheath <sarah.sheath@dowsettmayhew.com>
Sent: 24 July 2025 16:50:57 UTC+01:00
To: "Susan Dubberley" <Susan.Dubberley@midsussex.gov.uk>
Subject: Re: DM/25/1699 - 27 Franklynn Road

Dear Sue,

Further to our recent correspondence regarding the above application, we have been monitoring the progress of the application on the Council's website.

We are pleased to note that comments from West Sussex County Council Highways Authority, received on 17th July 2025, confirm no objection to the proposals. Their assessment clearly states that the development will not result in a material intensification of the site nor pose any highway safety concerns.

Regarding their observation about the absence of specific details on the proposed access width, we would respectfully highlight that the submitted plan is drawn to scale and clearly indicates a proposed dropped kerb width of 5 metres. In light of this, we suggest that the recommended condition requiring further details is unnecessary. This aspect will be addressed in full through the highway licence process. However, should you wish to retain a condition, we would support a revised wording to ensure that the parking area is not brought into use until the vehicular access has been constructed.

We also note that a letter of representation has been submitted by the adjoining occupiers. Their comments span several headings, and we would like to respond to each point as follows:

Highway Safety and Parking Pressure

Concerns have been raised regarding increased vehicle movements, on-street parking, and pedestrian traffic. These concerns are not shared by the Highways Authority, who have raised no objections. Additionally, comments regarding occupants walking through private property are civil matters and fall outside the scope of planning considerations.

Overdevelopment and Loss of Amenity

The representation suggests that the proposed increase in occupancy will lead to unacceptable levels of noise and activity. As outlined in our covering letter, the property currently benefits from lawful use as a small HMO for up to 6 individuals. The proposal seeks to increase this to 8 occupants—a modest change that does not involve any physical alterations to the building. We respectfully submit that this will not materially alter the level of activity at the site beyond its current lawful use.

Works Undertaken Without Permission

We have previously addressed this matter, confirming that the works carried out fall within permitted development rights and are not contingent on the outcome of this application.

Intimidation and Behavioural Impact

These comments are not relevant to the planning assessment and, as such, we do not propose to respond further to the allegations made.

We trust that the above clarifications will assist in your assessment of the application, and we would be grateful if these points could be taken into account in your final consideration.

Kind regards
Sarah

Sarah Sheath
BSc (Hons) DipTP MRTPI
Senior Planner

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From: Sarah Sheath <sarah.sheath@dowsettmayhew.com>
Date: Thursday, 17 July 2025 at 16:00
To: Susan Dubberley <Susan.Dubberley@midsussex.gov.uk>, planninginvestigations@planninginvestigations@midsussex.gov.uk
Subject: Re: DM/25/1699 - 27 Franklynn Road

Dear Sue,

Many thanks for your email.

At this stage we have agreed that the proposed dropped kerb will remain as part of the submitted application and would be grateful if you would consider the application on that basis.

If it was felt to be an unnecessary element of the scheme, I am sure the applicant would have no issue with it being removed from the proposals but we await your thoughts on the matter.

Kind regards,

Sarah Sheath
BSc (Hons) DipTP MRTPI
Senior Planner

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From: Susan Dubberley <Susan.Dubberley@midsussex.gov.uk>
Date: Thursday, 17 July 2025 at 15:51
To: Sarah Sheath <sarah.sheath@dowsettmayhew.com>, planninginvestigations@midsussex.gov.uk
Subject: RE: DM/25/1699 - 27 Franklynn Road

Dear Sarah,

Thank you for the email.

Can you confirm if the widening of the dropped kerb is still part of the application, as the conversation I had with the applicant and her subsequent email suggested that this was to be removed from the application. Can you please clarify if this is the case or not.

Kind regards

Sue Dubberley BA(Hons) Dip TP MRTPI
Senior Planning Officer
Development Management
(01444 477590)
(Please note my working days are Monday to Thursday)

From: Sarah Sheath <sarah.sheath@dowsettmayhew.com>
Sent: 17 July 2025 11:14
To: Susan Dubberley <Susan.Dubberley@midsussex.gov.uk>; planninginvestigations@midsussex.gov.uk
Subject: Re: DM/25/1699 - 27 Franklynn Road

Dear Sue,

Thank you for your email dated 15th July 2025 regarding the above matter.

Following your correspondence, I have spoken with the applicant, who I understand also spoke with you earlier today.

I have been informed that the current works on site involve resurfacing the existing parking area. These works were originally scheduled for later in the year but were brought forward due to the contractor's unexpected availability.

As you will be aware, Class F of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 permits (subject to conditions):

- a. the provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such; or
- b. the replacement in whole or in part of such a surface.

Accordingly, the works currently being undertaken fall within the scope of permitted development and do not require consent from the Local Authority, irrespective of the outcome of the recently submitted planning application.

The applicant has also confirmed that no works relating to the dropped kerb will be carried out unless and until this aspect is considered and, ideally, approved as part of the determination of application DM/25/1699. Should approval be granted, they will then seek the necessary licence from the highway authority.

I hope this clarifies the situation. Please don't hesitate to get in touch if you require any further information or assistance.

Regarding your site visit, we look forward to hearing from you with your availability.

Kind regards
Sarah

Sarah Sheath
BSc (Hons) DipTP MRTPI
Senior Planner

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From: Susan Dubberley <Susan.Dubberley@midsussex.gov.uk>
Date: Tuesday, 15 July 2025 at 17:34
To: Sarah Sheath <sarah.sheath@dowsettmayhew.com>, planninginvestigations@midsussex.gov.uk
Subject: RE: DM/25/1699 - 27 Franklynn Road

Dear Sarah,

It has been brought to my attention that works commenced on site today in relation to the enlargement of driveway and dropped kerb. I have since driven past the site myself and there was a digger and workmen who are clearly carrying out these unauthorised works. I have to remind you that any works are carried out pending the determination of the application are at the owner's own risk. I have copied the planning investigations team into this email .

I will need to visit the site in due course and will contact you shortly with potential dates.

Kind regards

Sue Dubberley BA(Hons) Dip TP MRTPI
Senior Planning Officer
Development Management
(01444 477590)
(Please note my working days are Monday to Thursday)

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