

“Fairlawn ”
3 Hickmans Lane
Lindfield, West Sussex
RH16 2BQ

25 October 2025

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

Dear Sir/Madam

Application No: DM/25/2554
Proposal: New porch, rear box dormer loft conversion, and internal alterations.
Location: 5 Hickmans Lane, Lindfield, Haywards Heath, West Sussex

I would like to raise my concerns regarding this application as follows :

- 1) I feel that the structure is excessive and overbearing for the property and roof size.

Please can the Planning Officer look into my research into GPDO as follows :

“The General Permitted Development Order (GPDO) allows for dormers or loft conversions to be built on houses without the need for any planning permission. Needless to say there are a few restrictions, You can extend the roof space by up to 50 cubic metres on a detached or semi-detached property.”

Please can the size be calculated and if more than 50 cubic metres I would request that the application be revised to a smaller size.

- 2) I feel that the size of the dormer will impact severely on my privacy in my rear garden by approximately 80-90%. See photograph below.



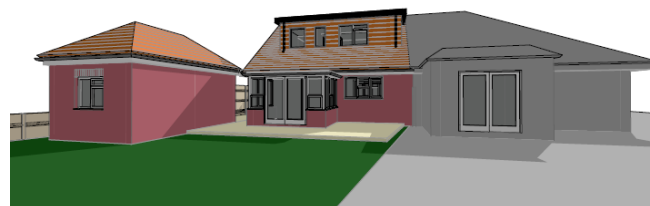
I would request that obscured glass could be considered in order to maintain privacy of my garden and patio or some form of screen.

- 3) [Perspective drawing for Application DM/25/2554](#) [linked to DM/25/2552] →

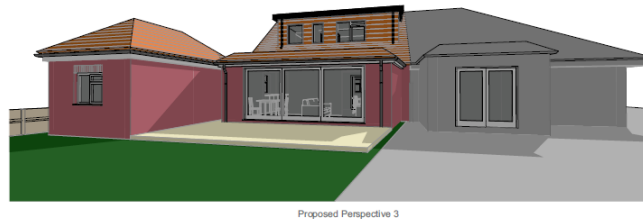
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Please note that the perspective drawings are distorted. My property on the right hand side is not in the same proportion as the application drawing it has been made to look larger and the depth of the extension is also not truly proportional to the actual depth applied for. My extension comes out to 3m and the proposed extension comes out to 4m and this perspective does not reflect this. The garage is also not of the same proportion of the house as it seems to be a very similar size to the property. The size of the roof of my property is also distorted as it is actually the same size as No.5 in reality.



Perspective Drawing with both Applications reflecting DM/25/2552 & DM/25/2554 →



I would welcome a visit from the Planning Inspector before a decision is made for this application to see the true perspective of the application.

- 4) The dormer is being placed very close to my Party Wall in the attic and there is a metal beam in highest part of the roof so I would therefore request that the Party Wall Act 1996 be invoked to protect my property should any structural or physical damage be caused by the building works.
- 5) Consideration should be made regarding the new development requiring additional and adequate drainage so as not to affect my property. The development will require larger gutters and downpipes to take the run off due to the larger surface area of the building additions. Please note that the two properties share gutters as they are part of a semi-detached property. Consideration to be made for the construction of additional drainage and soak away systems to take likely rain and storm water as the road is liable to surface flooding from time to time and I would not want to be exposed by my neighbour's lack of drainage provision.

Yours faithfully

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Lindfield, West Sussex
RH16 2BQ

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cc: Tracie Axford, MSDC - Case Officer, Planning Dept - - tracie.axford@midsussex.gov.uk
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