

Anna Tidey

From: [REDACTED]
Sent: 21 February 2025 10:43
To: [REDACTED]
Subject: RE: DM/24/2463 - 1 Highfields, Lewes Road, Horsted Keynes

Dear Bob

Thank you for your email. I am glad that you have been able to speak to your neighbour.

The comments that have been made by Mr Nash will need to be reported when I write my report to make my recommendation on your application, unless they are followed up by correspondence from him to either retract them, or if he writes in to agree that his is satisfied that the matter has been resolved between both parties, as you state below.

The Press Expiry for comments from neighbours and the Parish Council expires on 25th February 2025, after which I will be able to make a recommendation on the proposal under application DM/24/2463.

With regards to the second part of your email, may suggest that you submit a formal preapplication enquiry, accompanied with a clear plan to detail how you intend to subdivide the house plot into to clearly identified areas, as you have explained in writing below. I would advise you to make a preapplication enquiry on this proposal, as this will provide you with written confirmation whether permission is required and make MSDC formally aware of your intentions, see link to MSDC website: [Householder Pre-application Advice - Mid Sussex District Council](#)
If the land and garage are separated from the residential curtilage of No 1 they will no longer benefit from 'permitted development' rights that apply within a residential curtilage.

For your information any fence that is sited in a position that is not located adjacent to a highway can be erected up to a height of 2m.

Should you wish for a formal determination as to whether planning permission is required for your proposal then it is open to you to make an application to this authority for a Certificate of Lawful Development, under Section 191/192 of the Town and Country Planning Act 1990, as amended by the Planning and Compensation Act 1991.

I look forward to hearing from you.

Regards

Anna Tidey

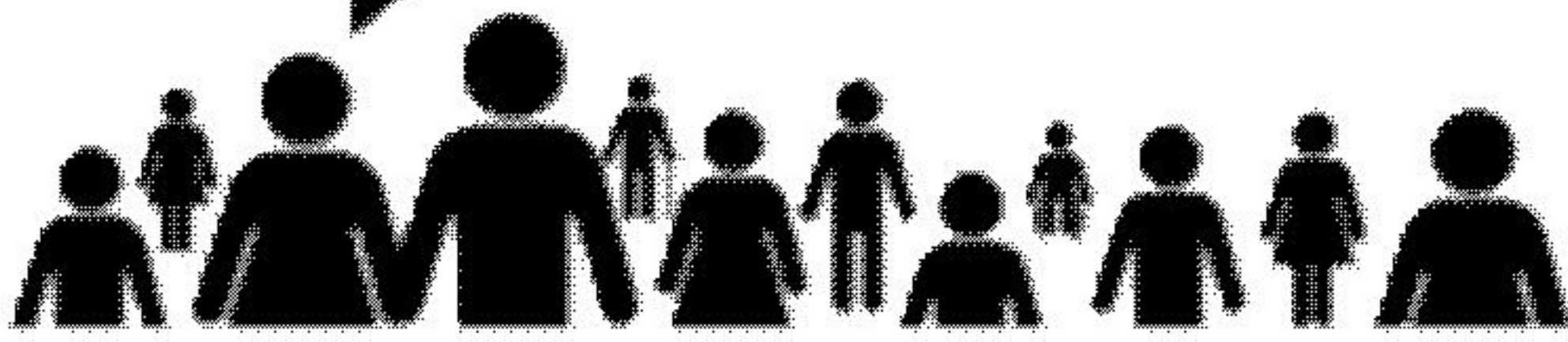
Planning Officer

Submit your planning application online.
<http://www.planningportal.gov.uk>

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- SAVE A TREE Only print this email if absolutely necessary.

Sent: 20 February 2025 10:24

To: Anna Tidey <anna.tidey@midsussex.gov.uk>

Subject: Re: Issues with the submitted documents for DM/24/2463 - 1 Highfields, Lewes Road, Horsted Keynes

Hi Anna,

I hope you are well.

I've left you a voicemail just to let you know that I caught up with [REDACTED] on Tuesday (18th) to discuss the concerns he raised as part of the planning application and we are both happy that the matter is resolved, but I do need to put in a fence post and new panel so that there is a permanent indication of the border, for final confirmation. It would be good to speak to you when convenient re the next steps now required by MSDC from me.

It seems, fingers-crossed, that the purchasers of the house are still keen to proceed and turning my attention to the back of the property, you'll recall I mentioned separating the garden, so that I keep the very end section with the garage. The two sets of conveyancing lawyers will work through the legal details, leaving me to erect a new fence to separate the land to be sold from the land to be retained. I recall you saying that as long as that is the only change being made and that any new fence is under 2 meters (which it will be - it'll be a 6-foot (1.83m) fence in keeping with the other fences in the back garden), then planning permission for such a fence is not required. Can you please confirm that that is still the case.

Thank you