

Mid Sussex District Council
Planning: FAO Catherine Cardin & Irene Fletcher
Oaklands Road
Haywards Heath
RH16 1SS

'Southside'
16 Paddockhall Road
Haywards Heath
West Sussex
RH16 1HH

October 1, 2026

Dear Ms Cardin & Ms Fletcher

Re: Planning Application for 'Proposed single story extension to rear and side of property, as well as garage and porch conversion, associated landscaping works to front, side and rear of property.'

Site address: 'Villa Margarita', 18 Paddockhall Road, Haywards Heath, West Sussex.

MSDC application reference: DM/26/1734.

We refer to the above planning application, which is made on behalf of Mr Michael Strelly (the applicant) and by Mr Jack Dunckley (the agent) together with the letter of objection submitted to Mid Sussex District Council on our behalf by Tim Rodway of Rodway Planning Consultancy Limited on 17 August 2026.

This letter includes comments and objections on the supplementary documents provided for DM/26/1734 by Jack Dunckley which we received on 17 September 2026.

We have taken independent arboricultural advice in preparing this letter.

We note that the Arboricultural Impact Assessment has been prepared by Jack Dunckley who also prepared the original planning application (DM/26/1734), is the architect for the project and, we understand, the proposed builder. Furthermore, we note that Jack Dunckley is the owner of 20 & 22 Paddockhall Road which are situated to the immediate south of 18 Paddockhall Road. Consideration will therefore need to be given to the impact of these plans on future residents of those two properties.

Trees

The Arboricultural Impact Assessment does not include a detailed method statement for the root protection zone of the trees.

The Arboricultural Impact Assessment is materially incomplete as numerous significant trees have been excluded and therefore the impact assessment fails to provide sufficient information to adequately assess the impact of the proposals on the conservation area.

The following trees have been excluded from the back garden of 18 Paddockhall Road:

- there are seven maple trees but only five have been included in the plans;
- one holly tree is missing; and
- one apple tree is missing.

On the boundary between 18 Paddockhall Road (back garden) and the adjoining properties on Wychperry Road there is a mature tree behind T9 along the fence which has been excluded and there may be other trees that have been excluded which the Planning Officer needs to consider.

On the boundary between 16 & 18 Paddockhall Road (on the terrace of 16 Paddockhall road) there is a 40-year-old maple tree (which is a feature tree) which has been excluded. This tree is within 1m of the boundary and will be impacted by the proposed landscaping of the terrace at 18 Paddockhall Road. The applicant has not provided any information on excavation plans for the extension which may impact the roots of this and other trees in the vicinity.

Furthermore, the following trees have been excluded from the front garden of 16 & 18 Paddockhall Road:

- one mature Yew tree behind T1 and situated on the land of 16 Paddockhall Road;
- the front gardens of 12, 14 & 16 Paddockhall Road include a wild wood with a number of ancient Oak trees. The proposed landscaping at 18 Paddockhall Road will not be in keeping with this wild wood and will materially change the outlook of Paddockhall Road as well as the conservation area; and
- there are further species of trees including Hawthorne & Cypress at the front of 18 Paddockhall Road on which the plans are silent.

The plans are also silent on the Northerly boundary between the front gardens of 16 & 18 Paddockhall Road. It is possible that the Lawson & Cypress trees (5-6m in height) and not recorded on the plans will be removed as part of the landscaping work. Doing so would open up 14 & 16 Paddockhall Road to noise disturbance and a loss of privacy from the main road as well as impact the outlook from Paddockhall Road. We therefore object to the removal of any trees or foliage on this boundary unless they are replaced by at least a 2m high mature hedge and mature trees of similar height and density as advised by the tree planning officer. Failure to do so will permanently change the character of the conservation area and the outlook from Paddockhall Road.

Front gates

A 5m wide gate (plus additional width for the pillars) will be overbearing in the context of the conservation area and not in keeping with the other properties on Paddockhall Road.

Furthermore, it is not specified whether this is an electric or manual gate. Any gate system is likely to impact on the smooth flow of traffic and may create a back-up of traffic at busy times on a section of the street which has double yellow lines on both sides. The potential danger to pedestrians also needs to be assessed.

Finally, a 5m wide gate will appear extremely wide, and far exceeds what is normally required for a domestic property and its construction will require the removal of further foliage from the conservation area.

We request that alternative proposals are made that are both in keeping with such a domestic property and with the conservation area in which it will be built.

Protective fencing

The protective fencing zone of the trees extends onto the land of 16 Paddockhall Road at both the front and back of the property as well as onto Paddockhall Road itself.

If planning permission were to be granted we see no need for the builders to access our land to carry out the building and landscaping work at 18 Paddockhall Road. We therefore respectfully request that were you to grant planning permission that all protective fencing remains within the perimeter of 18 Paddockhall Road's land and does not impinge on our land.

Summer House

The drawings provided by the applicant's agent do not show the type of roof the structure will have, although there is a note on DWL15 that it will be 4m in height. The nature of roof is not included on the plans This information has to be provided so all neighbouring residents can fully assess the impact of the summer house on the conservation area.

The agent has not answered the question as to what the summer house will be used for. Will it have power, water, sewage and need concrete foundations? Such construction work may damage the root zones through the use of heavy machinery and the compaction of earth around tree roots in the vicinity. There is no mention of what colour the summer house will be.

In the event that the application is approved we respectfully request that the use of the summer house is restricted to ancillary use only and is not a separate dwelling and is of a colour in keeping with the conservation area in which it is located.

The window on the north side of the summer house would overlook our property and we therefore object to its inclusion.

Yours sincerely

[REDACTED]

[REDACTED]

