

From: planninginfo@midsussex.gov.uk
Sent: 18 March 2025 22:01
To: Joanne Fisher
Subject: Mid Sussex DC - Online Register - Comments for Planning Application DM/25/0483

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 18/03/2025 10:00 PM.

Application Summary

Address:	Palmers Autocentre Tyres Palmers Autocentre Tyres Turners Hill Road Crawley Down Crawley West Sussex RH10 4HQ
Proposal:	Reserved matters application following Outline approval DM/22/0867 (AP/23/0015) for Improvements to the landscaping strategy and enhanced planting.
Case Officer:	Joanne Fisher

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Customer Details

Address:	Thorne House Turners Hill Road Crawley Down Crawley West Sussex
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	This DM/25/0483 reserved matters application is relating to landscaping improvements following Outline Approval at Appeal DM/22/0867 for or the demolition of all existing buildings on-site, currently used for MOT/Garage/Tyre centre (B1/B2 Sui Generis), to be replaced with 5 dwellings (Residential C3) and associated parking. We wish to object to the application on the grounds that neither application above has a clear plan for the boundary to our home, Thorne House, which borders Plot 5 on the latest plan document. Two of the outbuildings slated for demolition (buildings 4 and 5 on the earlier application plans) form the party wall to our garden and the demolition of these buildings, without proper

provision for like-for-like reinstatement would have a detrimental effect on our property.

We would expect a brick wall of similar height, style, colour and construction to the existing wall that borders our property and that of the house itself. Ideally the section of buildings that form the party wall would be retained and bolstered to be made safe. This would cause minimum disruption to our property and retain privacy for both Plot 5 and ourselves.

Thorne House is the closest existing property to the proposed development and the one most impacted by it. There is no landscaping shown on the Latest Plan document between Plot 5 and Thorne House.

We object to the demolition of these buildings, as already stated in consultation response to the previous applications, for the following reasons:

EXISTING BUILDINGS

Building 4 of the existing buildings to be demolished is historic - a former wheelwright and mortuary built by a local builder with bricks from local Rowfant Brickworks - the same builder and distinctive brick pattern as neighbouring Thorne House, part of nearby Westlands, Crawley Down chapel and other local historic houses. Though not listed, they are distinctive and form part of the landscape character and heritage of the area. This building also forms an attractive party wall of the garden of Thorne House. It should also be noted that bats inhabit the roof space (we regularly observe their flights during summer evenings)

There is no current plan shown in the associated documents of the application for Building 5, which is a brick and tile outbuilding (though in disrepair), another possible roosting site and again a party wall to the boundary of Thorne House.

There is a further matter to consider in relation to the development, that of utilities.

In the outline planning application it stated: The site is constrained on all four sides. It is surrounded by mature trees on three sides, providing privacy from adjoining residential properties and to the west by the B2028 (Turners Hill Road).

This is not the case; to the west it is bounded by three historic houses. In fact, the water meter for Steton Works is actually situated on our property and the overhead electricity cables to the works cross our property to reach the site.

We would like to ensure that this development will not need ongoing access to our property and that the water meter can be situated on the development's own land.

We have not been contacted by the developer or their representatives since Outline approval was granted by the Secretary of State yet demolition work on the site has already begun.

[REDACTED]

Kind regards