

Patterson Portfolio Limited
Planning Statement – Discharge of Conditions
DM/25/1266



CHANGE OF USE FROM SMALL HOUSE IN MULTIPLE OCCUPATION (C4 USE) TO A LARGE SEVEN BEDROOM HOUSE IN MULTIPLE OCCUPATION (SUI GENERIS USE)

SITE: 11 FRANKLYNN ROAD, HAYWARDS HEATH, WEST SUSSEX, RH16 4DG

DATE: 12th March 2026

1.0 Introduction

1.1 This Statement has been prepared by Patterson Portfolio, the applicants, following the grant of planning consent dated 8th July 2025 (“the Planning Consent”) to change use of the property from a 6 bedroom HMO to a 7 bedroom HMO, by utilising what was the living room as the additional 7th bedroom.

1.2 The Planning Consent specified three conditions as follows:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: To comply with section 91 of the Town and Country Planning Act 1990.
2. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading “Plans Referred to in Consideration of this Application”.
Reason: For the avoidance of doubt and in the interest of proper planning.
3. No part of the development hereby permitted shall be first occupied until the covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These facilities shall thereafter be retained for their designated use.
Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies and to comply with Policy DP21 of the Mid Sussex District Plan.

1.3 The applicant now applies to discharge the conditions specified. This Statement provides details of compliance/proposals with respect to all three.

2.0 Site Description

2.1 By way of reminder the site comprises a large two-storey, detached property located on the built up area of Franklyn Road, Haywards Heath, RH16 4DG. The surrounding properties are of mixed use. To the one side are a block of semi-detached houses, and to the other is a large commercial shop with flat above. To the rear is a further residential property (no. 11a) which once formed part of the site which is the subject of this application (the site having been split prior to the applicant’s purchase of the property in 2020). Access to no. 11a is via a pathway to the side of no. 11.

2.2 The site is in a sustainable location and is accessible by alternative modes of transport, including by car (there are 3-4 parking spaces to the front of the accommodation and within the existing site) and bus (the no. 39 bus has a stop outside the accommodation). Cycle storage for 3 bikes is already provided within the rear garden. Provision for cycle storage was provided by the applicant in its own discretion and following a request by a former tenant. Cycle storage was not previously required at

all by Mid Sussex District Council when planning consent was originally granted for use of the property as an HMO or for the HMO licence.

3.0 Alterations and licensing

3.1 There were no layout changes to the accommodation and no significant building work required, the 13m² ground floor lounge is utilised as a single bedroom. The applicant did undertake some straightforward sound proofing on the wall between the new bedroom 7 and the neighbouring bedroom 6 to avoid noise issues. Bedroom 7 was decorated, semi-furnished, and let in line with the applicants' letting processes in October 2025.

3.2 A new HMO licence was granted by Mid Sussex District Council for the property to include 7 bedrooms (Licence Number LI/25/1032, granted 4th September 2025) pursuant to section 64(2) of the Housing Act 2004.

4.0 Condition 1 – time limit

4.1 This condition requires the change of use to have begun within 3 years the Planning Consent, so by 8th July 2028. The Applicant has undertaken the minor works to convert the living room into bedroom 7 in September 2025, as follows:

- i) Sound proofing on the wall between Room 7 and Room 6;
- ii) Decoration of the walls;
- iii) Relocation of the TV;
- iv) Furnishing with Bed, mattress, wardrobe, chest of drawers and bedside table.

4.2 Following the grant of the new HMO licence, room 7 was let in October 2025.

4.3 The Applicant has therefore begun the development permitted by the Planning Consent within the required time limit.

5.0 Condition 2 – plans

5.1 This condition requires the applicant to carry out the development in accordance with the plans provided. As there were no buildings works as such carried out and the application relates to a change of use of one room in the property from a living room to a 7th bedroom, it will be evident from a short inspection that the use is being carried out in accordance with the plan submitted. Mid Sussex District Council are invited to inspect should they wish to do so.

6.0 Condition 3 – cycle storage

6.1 This condition relates to the provision of cycle storage at the property.

6.2 Before making the substantive planning application, the Applicant had already supplied a secure cycle rack in the rear garden of the property. This was undertaken in or about November

2023 at the request of a former tenant. Since that tenant vacated the cycle rack has not been utilised at all until very recently where one cycle is kept in the rack in the last few weeks.

6.3 The provision of a 3 birth cycle rack was not and is not required under the terms of the HMO Licence.

6.4 The Applicant understands that Condition 3 was included in the Planning Consent as a result of a request by WSCC Highways whose response to the substantive application, in respect of cycle storage, stated:

“The Planning Statement states that additional cycle storage can be provided to the rear of the site. The LHA would request that secure and covered cycle storage be provided, to promote sustainable travel”.

6.5 The Planning Statement actually stated:

“There is sufficient room to the side of the building (behind the fencing to the rear garden) for more cycle storage if the need arose” (emphasis added).

6.6 The Applicant is open to requests from its tenants on provision of facilities which is needs based. However, currently there is no need for additional cycle storage above and beyond what the applicant provides. The 3 cycle rack currently provided is secure, and is not being utilised to its capacity and no requests from any tenants have been received. As stated in the original planning application, the nature of the letting of the property tends to attract tenants particularly working at the Princess Royal Hospital on fixed term contracts. The tenants are often in the area for one or two years at a time and given the hours and shift patterns work, they do not have either cars or cycles. The property is situated within walking distance of the town centre and the PHR, and is not far from Haywards heath train station.

6.7 The request from WSCC Highways does not specify the number of cycle spaces it is requesting.

6.7 The applicant proposes that Condition 3 is discharged by the provision of cycle storage already in situ which the applicant was not obliged to supply at all and with the applicant providing cycle covers for any tenant who so request. Covers would be flexible and impermeable. In addition, the applicant has now fitted a lock to the gate from which the rear garden is accessed to ensure the cycle storage is secure. Each tenant has been supplied with the code to the gate.

6.8 A photograph of the existing cycle rack is here:



7.0 Conclusion

7.1 The Applicant has complied with Condition 1 and 2 which sets out the time limit by which the permitted use must have begun and limits the development to that use demonstrated by the plans submitted with the original planning application. The Applicant asks that Condition 3 is discharged by virtue of the existing provision of cycle storage as well as the provision of additional security being provided by the installation of a lock to the side gate which accesses the rear garden.

7.2 It is respectfully requested that the conditions are discharged. Thank you.