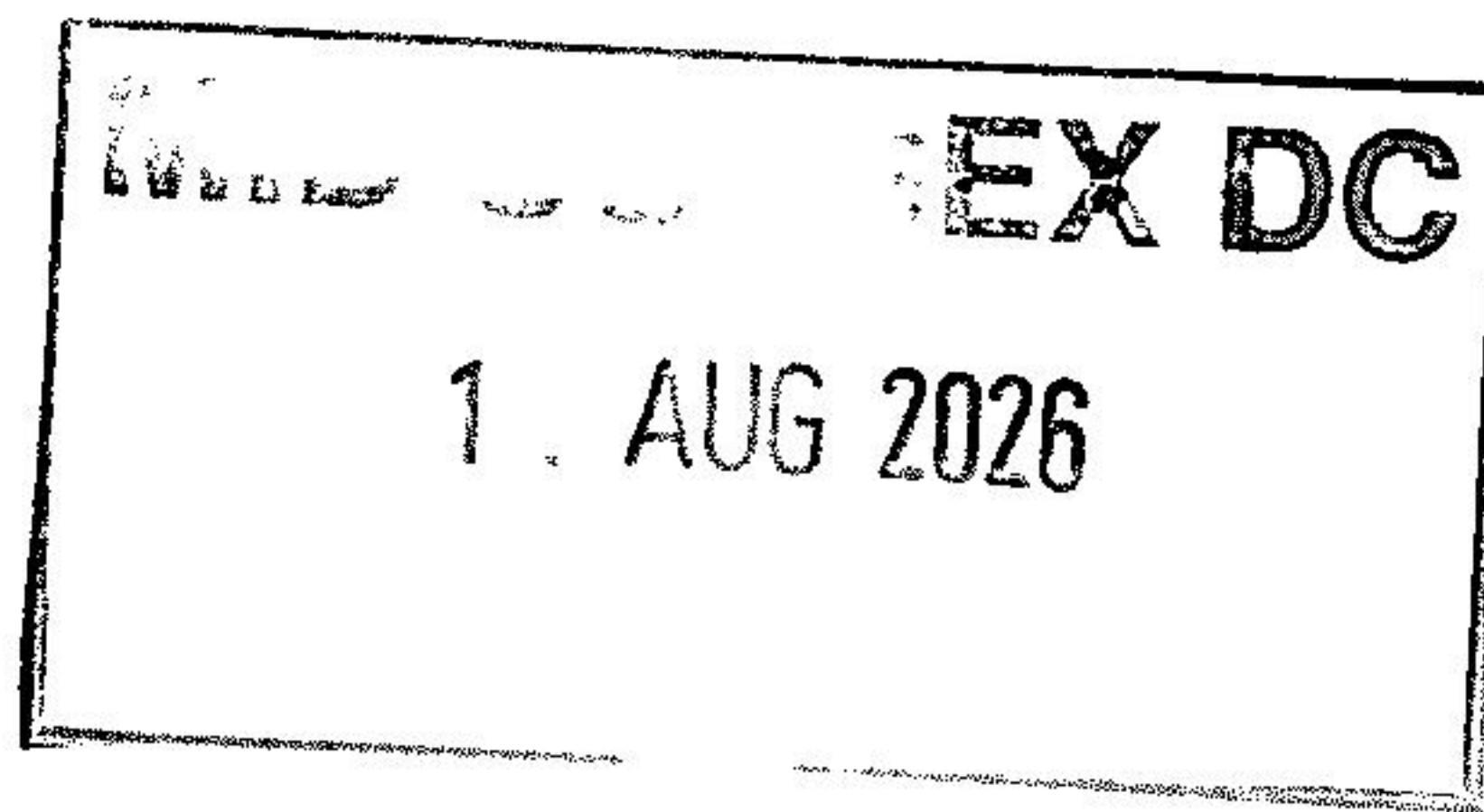




Hamish Evans
Mid Sussex District Council
Oaklands
Haywards Heath
RH16 1SS

Thursday, August 6, 2026

Re: Application DM/26/1785

Location: 23 Northlands Avenue, Haywards Heath RH16 3RT

Dear Sir,

I wish to object to the retrospective planning application for the structure described as a pergola at 23 Northlands Avenue.

At the time the structure was being erected, I was undergoing significant medical investigations and treatment relating to serious respiratory health issues. As a result, my attention was necessarily focused on my health, and I was not able to closely monitor the development as it progressed. This is the reason many of the concerns set out below were only fully appreciated once construction had been completed.

My principal planning concerns relate to the scale, design, appearance, impact on neighbouring amenity, disturbance, and the drainage arrangements associated with the structure.

The structure appears substantially larger than would normally be expected for a garden pergola. It has a solid covered roof together with plastic sheeting attached to the side facing my property. The overall appearance is prominent and visually intrusive when viewed from my home and garden. In my opinion, the design, materials and construction are out of keeping with the character of neighbouring residential properties and detract from the appearance of the area.

The structure is positioned immediately adjacent to our shared boundary. Based on measurements taken from my property, the highest point appears to be approximately 2.85 metres. I respectfully request that the Case Officer independently verify:

- The overall height of the structure.
- The distance of the structure from the boundary.
- Whether the structure has been constructed in accordance with the dimensions shown on the submitted application.
- Whether the proposal complies with all applicable planning and building control requirements.

The scale, height and proximity of the structure create an overbearing impact when viewed from No. 25. The development has materially reduced my outlook and has restricted the amount of natural light reaching my lounge and conservatory. Prior to construction, I enjoyed views of

mature trees opposite and the wildlife that inhabited them. The structure now dominates a significant part of the outlook from my property.

The plastic sheeting attached to the structure reflects sunlight and produces repeated flashes of light when moving in windy conditions. In addition, lighting installed on the structure shines directly towards my property. Together these features create a persistent visual disturbance which I believe should be considered when assessing the impact upon neighbouring residential amenity.

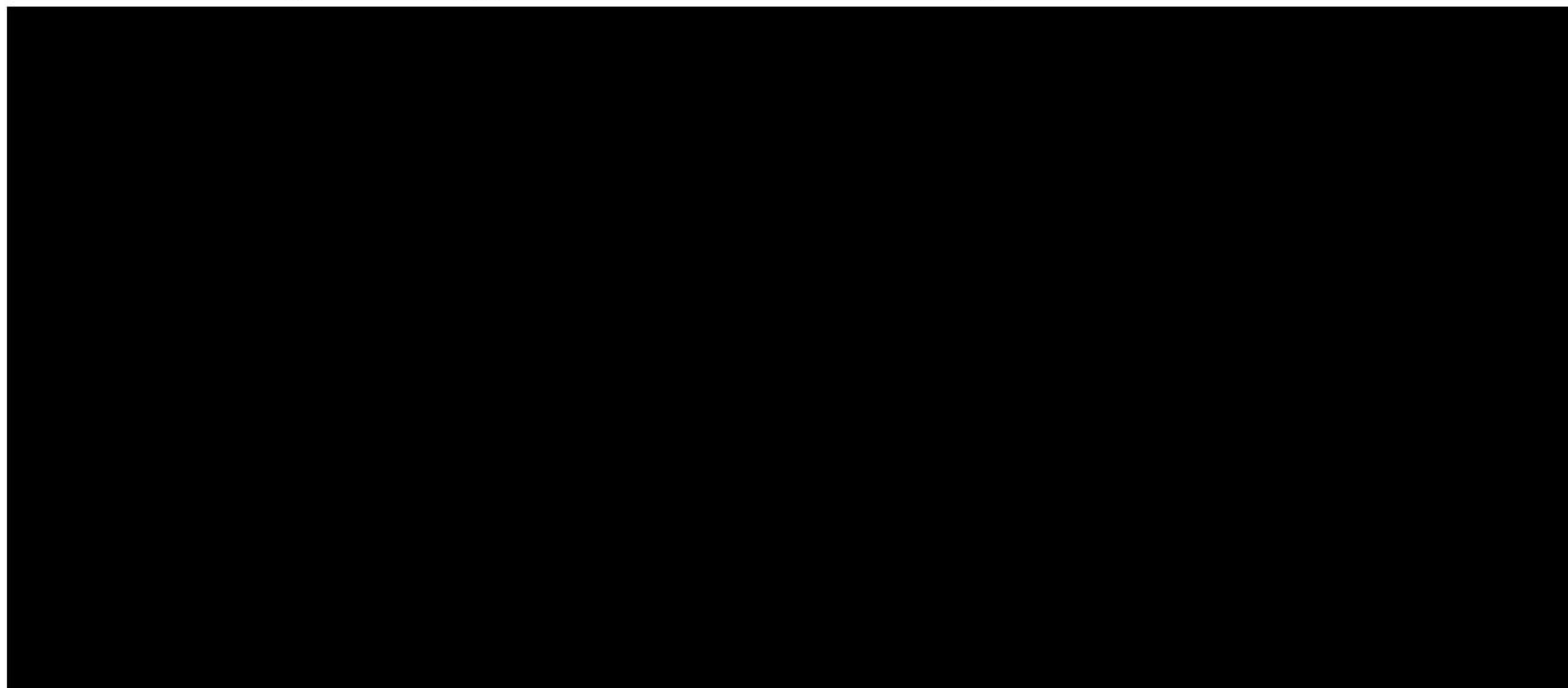
I am also concerned about the drainage arrangements. Following construction, I discovered that a rainwater downpipe serving the new structure had been connected into a downpipe on my property after alterations had been made to my existing drainage installation. I did not grant permission for this work. The retrospective application appears to rely, directly or indirectly, upon drainage infrastructure located on, attached to, or passing through my property.

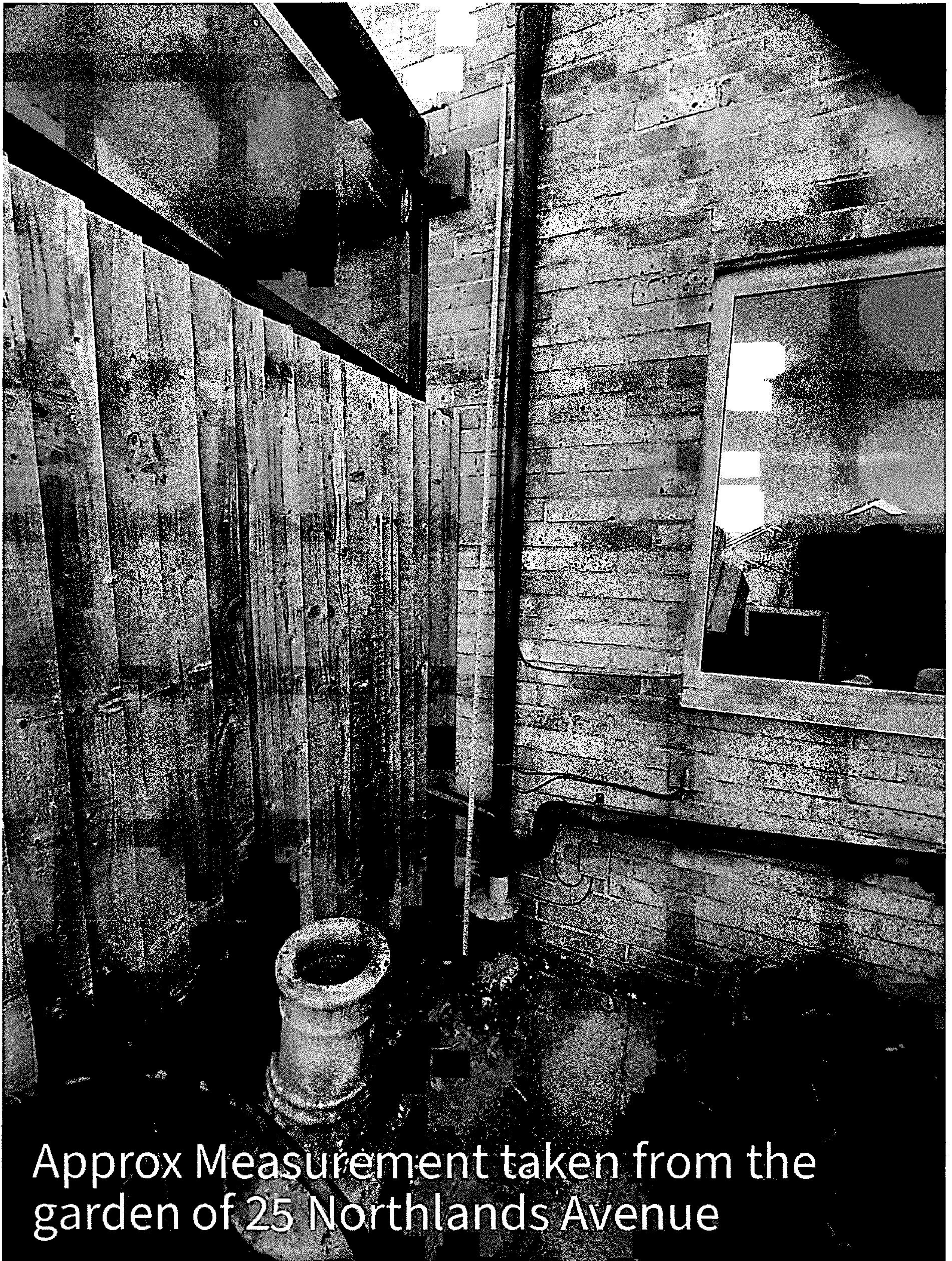
I respectfully request that the Council establishes and confirms:

- How roof water from the structure is intended to be drained.
- Whether the submitted plans accurately show the current drainage arrangement.
- Whether the drainage arrangements comply with the requirements of Building Regulations and any relevant drainage standards.
- Whether the drainage solution remains viable if access to, or use of, infrastructure on my property is removed.

The drainage issue is important because I am currently considering legal action in relation to the unauthorised connection and associated works. Should those proceedings result in the removal or disconnection of the current arrangement, the approved drainage strategy for the structure could materially change. I therefore ask that the Council satisfies itself that an independent, lawful and compliant means of rainwater disposal exists and has been properly assessed.

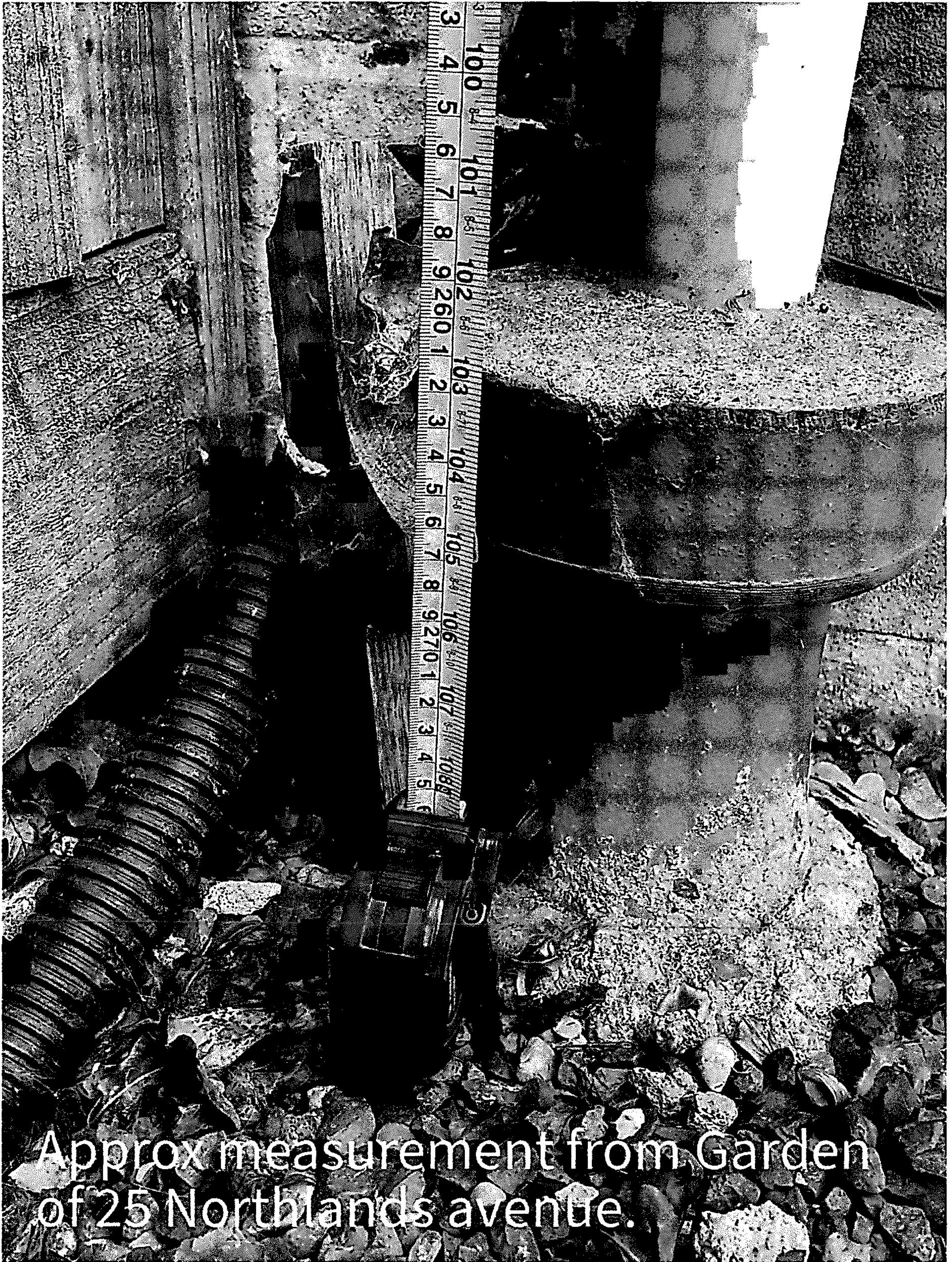
Given the concerns outlined above regarding height, scale, design quality, impact on neighbouring amenity, loss of light, visual disturbance and drainage, I respectfully submit that retrospective planning permission should not be granted unless and until these matters have been fully investigated and satisfactorily resolved.





Approx Measurement taken from the garden of 25 Northlands Avenue

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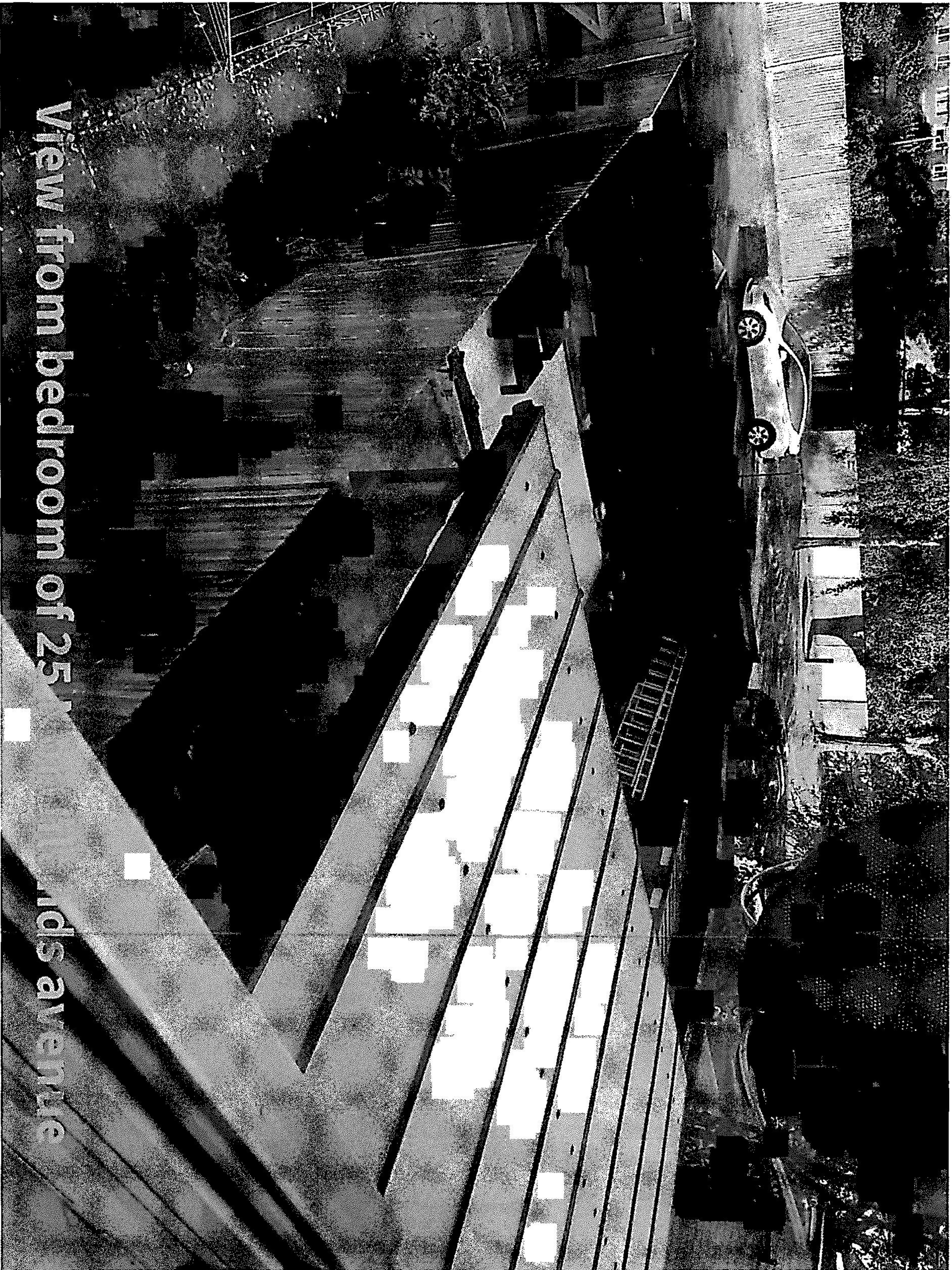
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