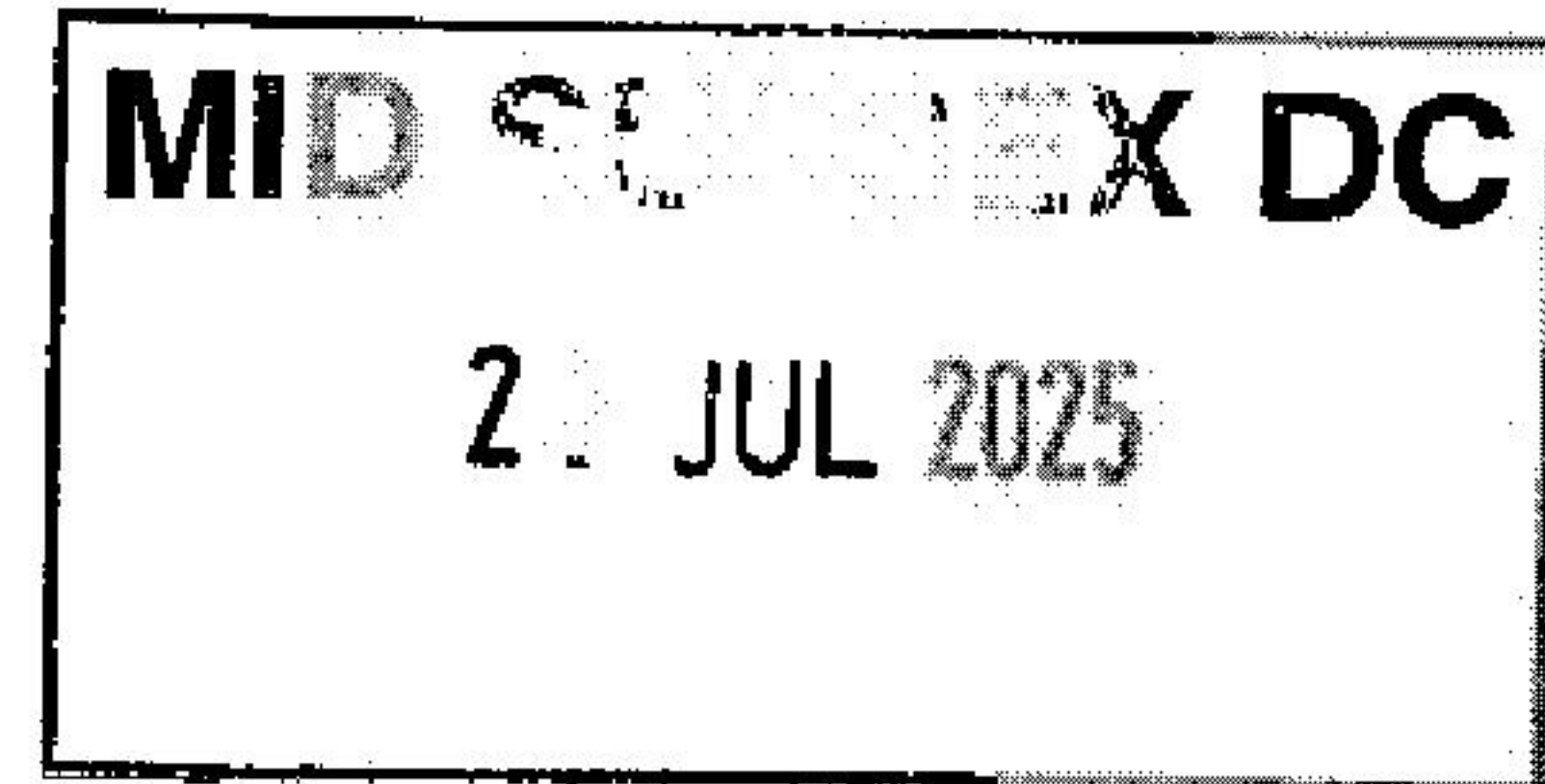


To:
Planning Services Division
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS
Email: planninginfo@midsussex.gov.uk



From:

[REDACTED]
25 Franklynn Road
Haywards Heath
West Sussex
RH16 4DQ

Subject: Objection to Planning Application DM/25/1699
Date: 21/07/2025

Dear Planning Officer,

We write to formally object to Planning Application DM/25/1699, which proposes a retrospective change of use of 27 Franklynn Road from a small HMO (up to 6 occupants) to a large HMO for 8 occupants in 7 bedrooms, with associated driveway expansion and dropped kerb.

We are the immediate adjoining neighbours at 25 Franklynn Road (semi-detached with the applicant property) and have serious concerns about the impact of this proposal on our safety, wellbeing, and quality of life.

1. Highways Safety and Parking Pressure

Franklynn Road is already a heavily trafficked area, located directly opposite a busy commercial garage and a pedestrian crossing used by school children. Braking incidents and near misses are heard daily outside our property.

The proposed intensification to 7 bedrooms and 8+ adult occupants will significantly increase vehicle movements, on-street parking, and pedestrian traffic in a road that is already hazardous. We are deeply concerned that further development on this plot will increase the risk of a serious traffic accident.

Additionally, the occupants of 27 regularly walk through and occasionally park in our private driveway, despite it being clearly separated. This is both intrusive and unsafe and has been accompanied by intimidating behaviour when challenged. Any further increase in residents, partners, or visitors will exacerbate this issue.

2. Overdevelopment and Loss of Amenity

This property was originally built as a modest 2-bedroom home, yet now accommodates 7 bedrooms and a high volume of unrelated occupants. In addition to internal works, there are shed extensions being used as living space and utility areas, which further intensify the use of the site.

The cumulative effect has been a material loss of privacy and residential amenity. Occupants frequently pass our windows, linger near boundaries, and we have experienced a marked increase in noise and disturbance, particularly from visitors and overnight guests. The constant footfall and activity has made our garden feel unusable and eroded our enjoyment of our home.

3. Works Already Undertaken Without Permission

Despite no formal approval being granted, groundworks and driveway expansion have already begun. A digger has been operating on site since 15th July 2025, and the front boundary hedge has been removed — a hedge that we understand was known to contain nesting birds, protected under the Wildlife and Countryside Act 1981.

We are alarmed by this disregard for due process and the environment, and feel that the applicant is undertaking development in anticipation of approval, rather than in response to it. The materials that have been used on the driveway (although no mention in the proposal) is shingle and has no measure in place to retain it on their property. This will cause issues on the road, causing stones to be kicked up by the increased traffic.

Franklynn Road is used often by emergency vehicles to and from the Princess Royal Hospital. There is also a gutter drain in the middle of the proposed driveway which will be affected from debris.

4. Intimidation and Behavioural Impact

As mentioned above, we have experienced threatening and intimidating behaviour from occupants and associates of the property. When politely querying the commencement of unauthorised works, both myself and my wife were met with hostility. We find this distressing, especially as we are simply trying to protect the peaceful use of our home.

Conclusion

This proposal represents a clear case of overdevelopment, creating an unsustainable level of occupation in a quiet residential street. The resulting pressure on parking, privacy, safety, and residential character is unacceptable — especially as it affects the immediate neighbours of a semi-detached property.

We strongly urge the Council to refuse this application and to consider enforcement action for any unauthorised works already carried out.

Yours faithfully,

**25 Franklynn Road
Haywards Heath
RH16 4DQ**