

[REDACTED]

From: [REDACTED]
Sent: 22 July 2025 23:59
To: planninginfo; tracie.axford@midsussex.gov.uk
Cc: clerks@lindfieldparishcouncil.gov.uk
Subject: FW: Application No: DM/25/1671 - 3rd letter
Attachments: let msdc re planning at No.5 (3) 22.07.25.doc

Categories: Important

Dear Sir/ Madam

Application No: DM/25/1671

Proposal: Proposed single storey side extension, single storey rear extension, front porch and rear box dormer. This is an application to establish whether the development is lawful. This will be a legal decision where the planning merits of the proposed use cannot be taken into account.

Location: 5 Hickmans Lane, Lindfield, Haywards Heath, West Sussex

Please find attached my third letter of concerns to be read alongside the above application for a lawful development.

Kindly acknowledge receipt

Thank you

Kind regards

[REDACTED]
3 Hickmans Lane

"Fairlawn"
3 Hickmans Lane
Lindfield, West Sussex
RH16 2BQ

22 July 2025

Mid Sussex District Council
Planning Department
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Dear Sir/Madam

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I write further to our recent conversation and address my further concerns regarding the planning application together with your email to advise me that an update will be forthcoming from your Planning Department for which I thank you :

I feel strongly that this is not a Lawful Development Application due to the boundary issues which need to be clarified by Law since the land on which the planning application relates belongs to my property boundary and land surrounding as well as my party wall and not that of the property at No.5. The boundaries in red are incorrect and surveyors need to be instructed to locate the 'true' boundaries of both properties. I feel that more time needs to be spent on investigating this factor which relates to the ground floor extension as well as the dormer window. The drawings for the extension and dormer are therefore incorrect and cannot be approved until resubmitted.

My extension is built correctly at the party wall and boundary line but the submitted plans by No.5 are incorrect and therefore I would consider unlawful and require resubmission. The plans reflect that the new extension would be built alongside my extension which would be on my land.

As requested in my earlier letter I feel that the Party Wall Act of 1966 needs to be invoked, and a Party Wall Surveyor instructed forthwith.

Dormer affecting 80-90% privacy of my rear garden :

I would add at this point, as I am unsure if this application replaces the normal planning application for a development, that I oppose the design and placement of the dormer.

Overlooking and Loss of Privacy:

The dormer will be overlooking my garden with a clear view and I consider that it would significantly impact upon my privacy and/or enjoyment of my garden. I consider that I would lose about 80-90% of my privacy which was not lost with the previous development with a Velux window in the extension. (see blue lines on plan following)

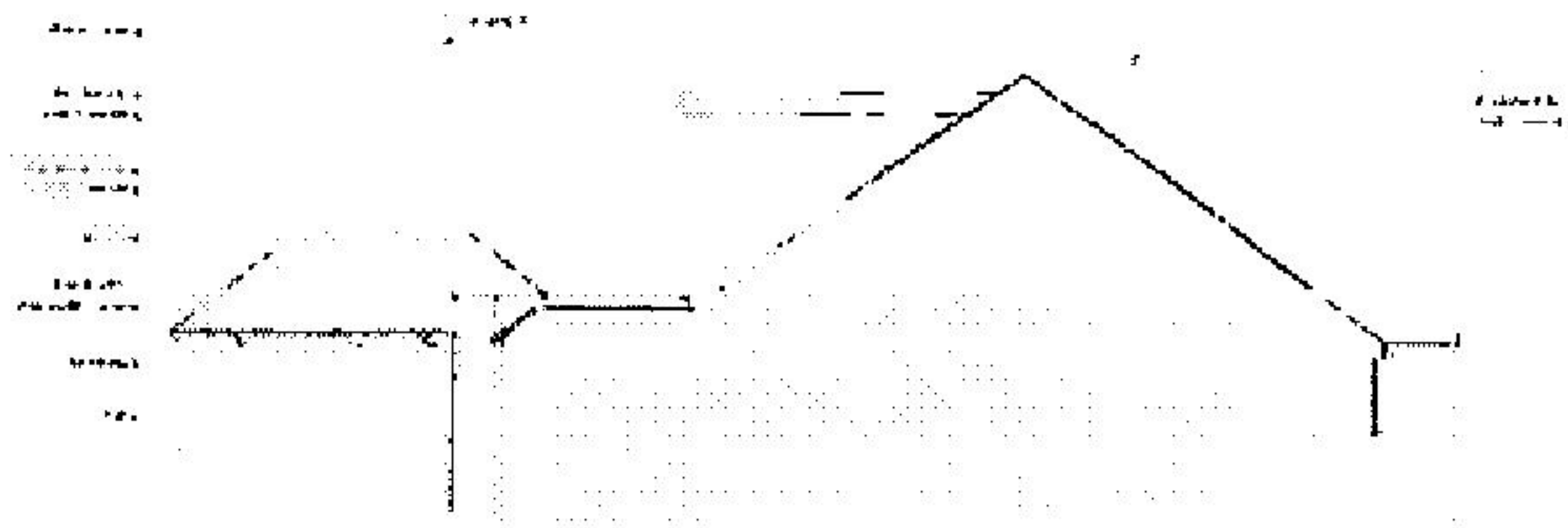
T BIRDAW
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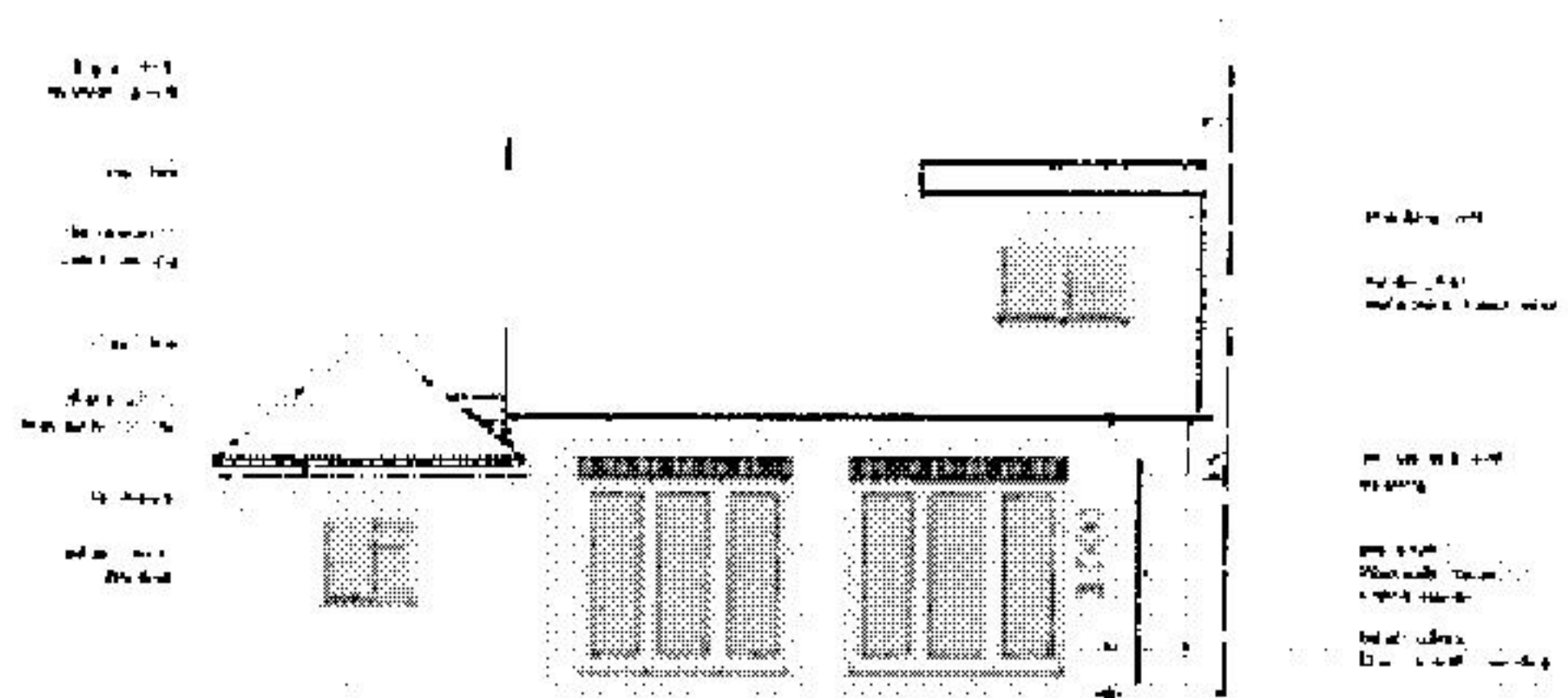
Overbearing Impact:

Since there are no measurements given in this application nor use of materials shown I cannot at this time comment on whether it would have an overbearing impact on the privacy of my garden and patio and the enjoyment of my outdoor space as well as making it seem visually intrusive.

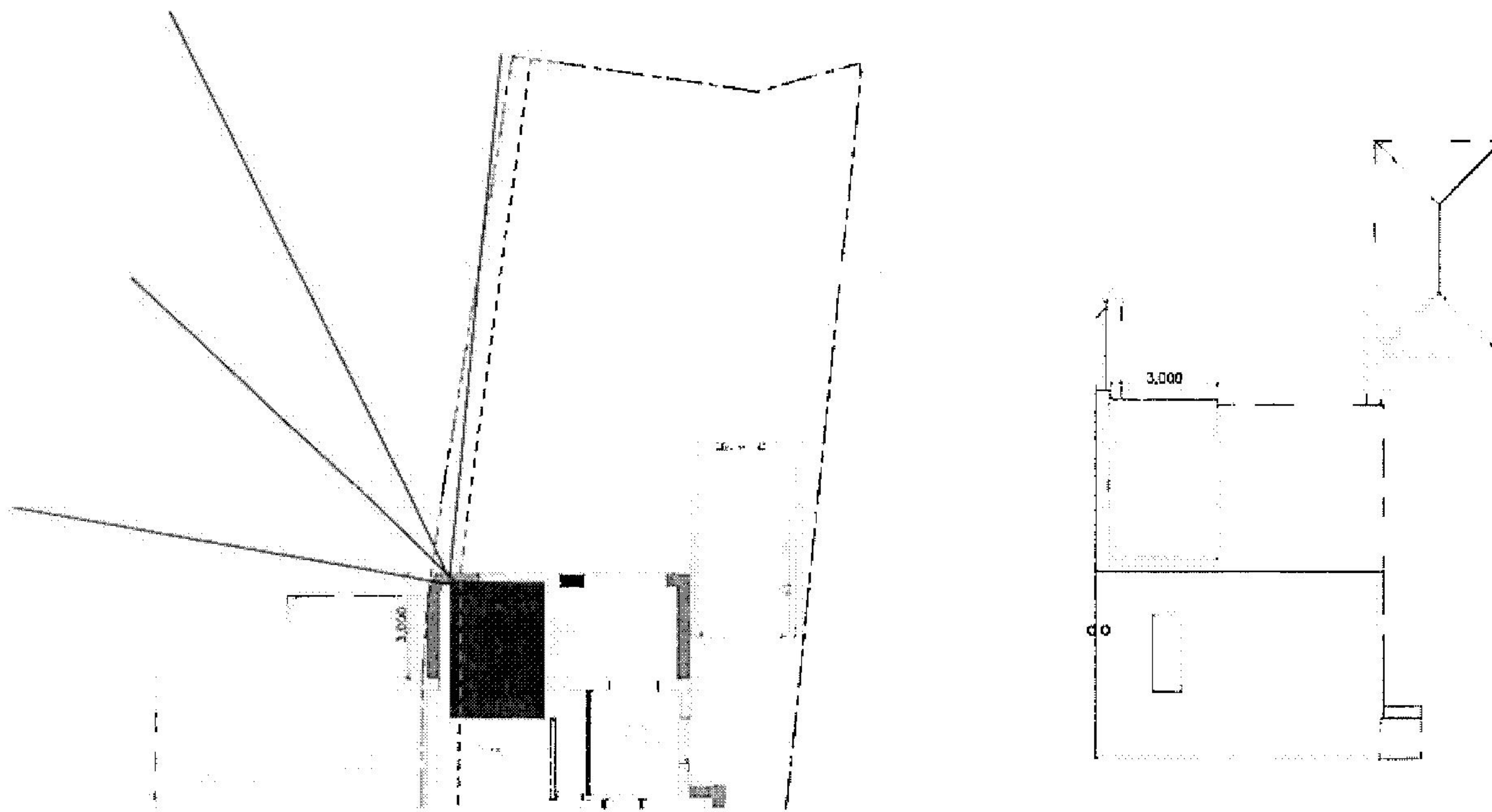
Proposed First Floor



Proposed South Elevation



Proposed West Elevation

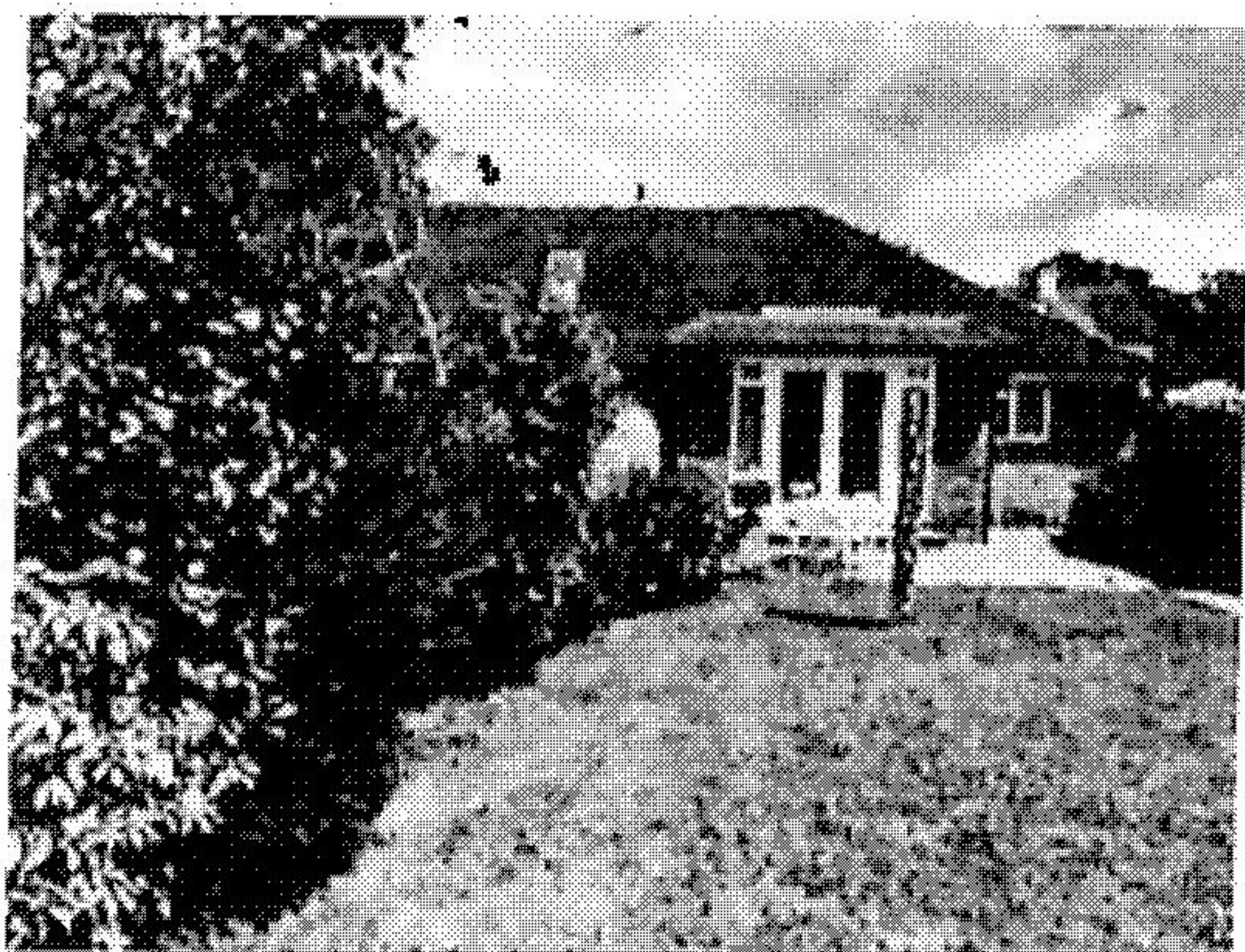


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I believe that the boundary between the properties to be as per the green dashed line on the above drawing and therefore the submitted application and drawings not admissible. The measurements are incorrect by a minimum of 300mm from my extension.

See photographs to reflect the loss of privacy from the dormer and that retained with the current Velux window extension.

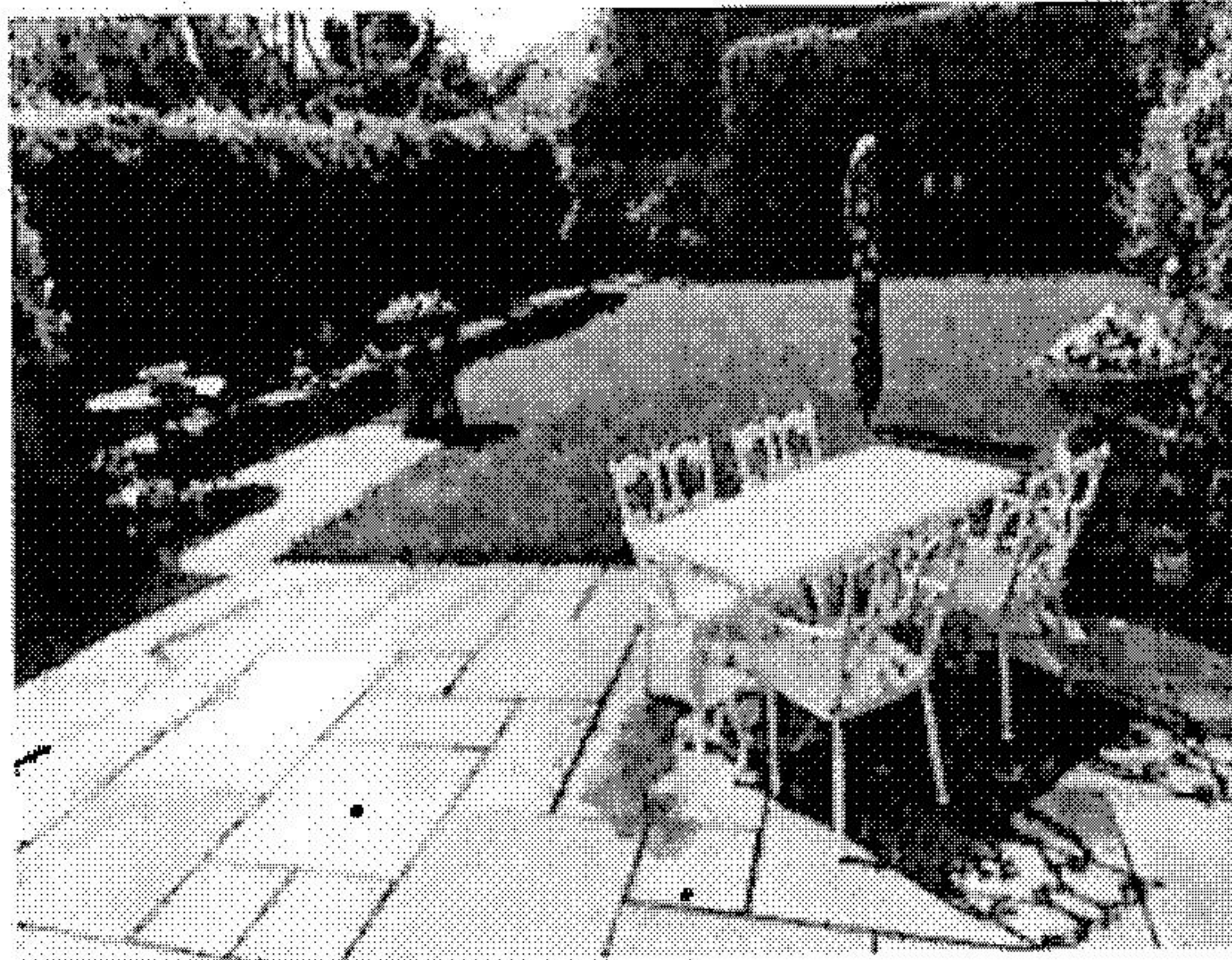


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It may be that the dormer shape and size could be revised and that obscured glass could be used to maintain privacy of my garden or some form of screen. I feel that more consideration needs to be placed on this application before making a final decision.

Photographs of my patio which will also lose privacy



I thank you for your time in considering my further concerns raised and look forward to hearing from you regarding the content of my letter and regarding the outcome of the application.

Yours faithfully

cc: Lindfield Parish Council - clerks@lindfieldparishcouncil.gov.uk
Tracie Axford, MSDC - Case Officer, Planning Dept - - tracie.axford@midsussex.gov.uk
MSDC Planning Dept - planninginfo@midsussex.gov.uk