

Steven King

From: [REDACTED]
Sent: 26 April 2026 15:42
To: Steven King
Subject: DM/26/0432

[REDACTED]

Dear Steven/Planning

With regards to the above planning application DM/26/0432 I wish to object to the proposal that retrospectively asks for permission to include a 10th flat in the development at Whittaker House, 1 Leppard Walk, East Grinstead, RH19 3BY.

I am a resident of the above address, and believe that the developer has significantly and deliberately breached the original planning permission to the detriment of myself and other buyers, the neighbours, and the surrounding area.

The site has been subject to numerous applications that were all turned down for a variety of reasons, including developmental overreach, attempts to include 2 separate dwellings on the ground floor, resident entry through an undercroft, building encroachment onto existing pavements, and many other factors.

Planning permission was granted as the developer promised to address these factors. However the development, as it currently stands, is in contravention of many aspects of the original permissions and the developer is now attempting to deviate even further with this current retrospective application for a 10th flat, that includes an allocated parking space and allocated gated entry. This would bring the total number of allocated parking spaces to 10 (the development already has an unauthorised 9th space), remove any access the current residents have to the bin store and bike storage and to the public highway from this gate, and would make permanent a number of inadequacies that the deviation from the original plans has forced upon the residents. Bike storage, bin storage, and access, are all completely inadequate. Most troubling is that a dedicated gated entrance for the 10th flat would completely cut off any exit from the rear of Whittaker House for all the other residents in the event of a fire in the undercroft/the front of the building.

I am at a loss to know where a 10th car parking space could possibly fit within the residents' garage, especially as the deviation from original plans has meant that all of the recycling bins for the development have to be stored within the garage. There simply isn't space anywhere else for 9 bins, given that the dedicated bin storage area in the original plans has been used for the bedroom of the 10th flat.

The building has not been finished to the standard that was presented to the planning department or was marketed to buyers, in particular the garage has not been clad, the front building entry is now the extremely inadequate bin and bike stores, and there are no solar panels on the roof. Areas within the interior are unfinished, and residents have not received any dedicated services for snagging - expected in accordance with the developer's duties as a stated member of the NHBC scheme.

The developer has attempted to make it look as though facilities are here, but in fact they do not work - notably the secure gated entry (in fact they recently decided to remove the lock altogether), a useless exit button which has never worked and isn't linked in to anything, the secure entry phone system and the entry systems to the doors into the building itself. I do not believe there was ever any

intention to make these things functional, they are only there for show to make it look to potential buyers as though the building has the features they would expect.

I strongly object to the planning application for the 10th flat, further because the living space and natural light for this flat do not reach minimum requirements.

The developer has ignored the permissions they were originally given - whether there was ever an intention to keep to those original agreed plans I cannot say. However their deliberate deviation from those plans is a very blatant attempt to subvert the proper process and force the hand of those who give those permissions. The fact that the 10th flat has been built, fitted, and finished, has been dressed for show, and has been marketed, speaks volumes of their contempt for the Planning laws and permissions that they should abide by, and their contempt for the residents who are being affected by their deviation from the agreed plans.

Best regards

