



27 February 2025

Mid Sussex District Council
Attn: Stefan Galyas

Subject: Objection to Planning Application No: DM/25/0276

Dear Mr. Galyas,

We are writing to formally object to the proposed development at 22 St. Wilfrid's Road, Burgess Hill (Planning Application No: DM/25/0276), which includes a loft conversion with a hip-to-gable roof conversion, a first-floor extension with a terrace above, and the installation of bi-fold doors in the existing rear extension. While we fully respect homeowners' rights to improve their properties, we have serious concerns regarding the impact this development will have on our home and quality of life.

Key Concerns:

1. Loss of Natural Light and Sunshine

- Our conservatory, which serves as a vital daily second living space for our household of four, would experience a significant reduction in natural light. This space was specifically designed to be bright and airy, and any overshadowing would greatly diminish its intended use.
- Our rear patio, designed for outdoor enjoyment both am & pm, would also suffer from a substantial loss of sunlight. This would negatively affect our well-being and daily living experience.
- The rear bedroom of our home would be overshadowed, particularly in the afternoon and evening, depending on the season.

2. Loss of Privacy

- The proposed second-floor terrace/balcony, would directly overlook our garden, patio, conservatory, and rear bedroom, creating a significant privacy intrusion. This would greatly impact our ability to enjoy our home and outdoor space without feeling exposed.

3. Overdevelopment and Visual Impact

- The property has already undergone multiple extensions, and this additional development would be excessive for a semi-detached home.

The scale of the proposed modifications would be out of character with the surrounding properties and could set an undesirable precedent for future overdevelopment in the neighbourhood.

4. Noise and Disturbance

- We have already endured considerable disruption due to ongoing construction at this property, with noise sometimes continuing from 8 AM until as late as 11 PM. While we appreciate that home improvements can be necessary, the extended duration and intensity of construction have already impacted our household significantly. With one family member working from home and another retired, further prolonged noise and disruption would be extremely challenging.

Additional Concerns:

- The planning notification and provided designs lack detailed measurements, and the drawings are noted as “not to scale.” This raises concerns about the accuracy of the plans. When the applicants initially discussed their intentions with us, they only mentioned a loft conversion and a ground-floor extension—omitting any reference to the first- and second-floor extensions or the large terrace/balcony.
- Approximately 15 years ago, the previous owners sought a rear extension, to which we objected on similar grounds. At the time, the Council supported our concerns and required a reduction in the first-floor extension size. We respectfully urge the planning committee to review those records and consider this precedent when evaluating the current proposal.
- The application description states that the terrace/balcony will be built over the existing single-story extension, implying it would be on the first floor. However, the design plans indicate it will be at the second-floor/loft level, necessitating further extension of both the ground and first floors. This inconsistency is concerning and warrants further scrutiny.

In light of these concerns, we respectfully request that the planning committee carefully assess the impact of this proposal and reject the application in its current form. We would be happy to discuss our objections further if needed.

Thank you for your time and consideration.

Yours sincerely,

[Redacted Signature]