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HOUSE HOLDER PLANNING APPLICATIONS FOR PLOTS B & C OF HIGH BEECH LANE, LINDFIELD.

JANUARY 2026

1

This application follows a recent communication from the enforcement team at Mid Sussex planning department.

The breach of condition concerns particulars of condition 7, namely the details of the approved decking and boundary treated (the approved plan is annexed to this document).

2

The approved details indicated raised decking immediately in front of the rear bi fold doors with a lower patio finish to the side paths sloping with the existing ground level. An 1800mm tall timber fence would then be positioned on the boundary line and level with said patio path.

3

The variations to the approval consist of the raised patio continuing from the rear bifolds, as approved, to the front of the property, level with the door threshold.

The installed level of 1800mm approved timber fence has not changed but now the approved raised decking / patio has been built it is very clear and obvious how over looked the garden is when viewed from the adjacent flats (See image A annexed to this document).

It should be noted that the overlooking is because the existing ground is heavily sloping and said over looking would have occurred regardless of the planning breach! The breach is to simply provide privacy to the host dwellings and neighbours.

4

It is proposed that a timber trellis (See photo C) be applied to the top of the existing approved timber fences so the top of the trellis is 1800mm tall from the raised side paths. This trellis will terminate at the end of the raised patio for both plots B and C. Semi mature planting will then be applied to the remaining side boundary of plot C as indicated on the proposed plan (see image B).

5

The main property of concern are the adjacent flats however given that the flat entrance door is approximately 7400mm away (taken from OS Map data) they will not be adversely affected by loss of light and will benefit from further privacy themselves.

6

This breach is not the cause of inaccuracies or carelessness but merely an attempt to provide adequate privacy to the future occupants of plots B & C and also the existing neighbors.

The level path also provides a safer access for people who do not have the ability to navigate several steps and parts of heavily slipping paths as would have been the case for the approved plans.

7

No other changes to approved condition 7 are proposed or required.

8

The anticipated negatives to the proposal do not outweigh the benefits to all parties involved.