
From: [REDACTED]
Sent: 11 March 2026 10:43
To: [REDACTED] Planning
Cc: Estate Management
Subject: Objection to Planning Application DC/26/0286 - 73 Daux Avenue
Attachments: notice1.pdf

Categories: Comments Received

Dear [REDACTED]

RE: Objection to Planning Application DC/26/0286

We write to you on behalf of Greenleaves (Billingshurst) Management Company in relation to the Planning Application (DC/26/0286) submitted by the owners of 73 Daux Avenue (TP1 Covenant inserted below).

As you may be aware, the development is subject to a TP1 Transfer Agreement which sets out a number of Restrictive Covenants binding on all homeowners.

Clauses 17.1 and 17.2 of the Restrictive Covenants imposed on the Transferee state the following, where the Manager is Greenleaves (Billingshurst) Management Co. Ltd.

X Restrictive covenants by the transferee

The Transferee covenants with the Transferor and the Manager for the benefit of the remainder of the Estate and to bind the Property that the Transferee will:

17 Not (other than in respect of initial construction) without the previous written consent of the Transferor (such consent not to be unreasonably withheld)

17.1 to make any addition or structural alteration to the apartment buildings, dwellinghouses or any other building to be erected on or forming part of the Property pursuant to planning permission ref DC/11/2385 or any variation of it

17.2 to erect any other building or structure upon the Property

17.3 to erect any fence screen wall hedge or other boundary structure on the front or side boundaries of the Property

in respect of which consent the Transferee shall pay the Transferor's reasonable fees and in the event of such consent being granted not to carry out such work except in accordance with the plans elevations sections specifications and detailed drawings previously approved in

A total of 46 dwellings within the development are bound by the TP1 covenants and contribute to the Management Company through a shared service-charge apportionment.

We understand that a number of homeowners, including the Directors of the Management Company have raised objections to the proposed works at 73 Daux Avenue on the basis that they may conflict with the obligations set out in the TP1 and the shared responsibilities that underpin the estate's management structure.

For these reasons, the Management Company cannot support the application and respectfully requests that the Local Planning Authority gives full consideration to the restrictive legal framework governing the estate when determining this proposal.

Kind regards

[REDACTED]
Head of Client Services



Gateway

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