

Planning Statement

Discharge of Conditions

Approval of Details Reserved by Condition
Planning Permission Ref: DM/25/2227

Site Address	1 Francis Road, Lindfield, Haywards Heath, West Sussex
Proposal	Part side extension with lean-to roof and rooflight; part demolition of existing rear extension and change of fenestration; internal renovations to ground, first and second floors; conservation-style rooflights to front and rear roof slopes; new windows to side (first floor).
Local Planning Authority	Mid Sussex District Council
Application Type	Application for approval of details reserved by condition (discharge of conditions)
Conditions Addressed	Condition 1 (Facing materials) and Condition 2 (Windows and external doors details/sections)
Date	05 March 2026

1. Introduction

This Planning Statement accompanies an application to discharge conditions attached to planning permission DM/25/2227 at 1 Francis Road, Lindfield. The submission provides the material samples/specifications and the detailed window/door drawings and sections required by the relevant conditions.

2. Conditions to be Discharged

Condition 1 – Facing materials (samples and approval)

“No development shall be carried out unless and until samples of facing materials to be used throughout have been submitted to and approved by the Local Planning Authority. The works shall be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority in writing.”

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity, to achieve a building of visual quality and to accord with Policies DP26 and DP35 of the Mid Sussex District Plan 2014–2031.

Condition 2 – Windows and external doors (detailed drawings/sections)

“No development shall be carried out unless and until detailed drawings and sections, at an appropriate scale and annotated to show typical examples of the new windows and external doors have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.”

Reason: To preserve the special interest of the Conservation Area to accord with Policy DP35 of the Mid Sussex District Plan 2014–2031.

3. Site and Heritage Context

The conditions relate to the external appearance of the development and the quality of fenestration, with specific reference to the Conservation Area (Policy DP35). The submitted details have therefore been selected to preserve local character through sympathetic materials, traditional proportions, and conservation-style rooflights.

4. Response to Condition 1 – Facing Materials

The following facing materials are proposed for the works and are submitted for approval. Where required, physical samples and/or photographic samples are provided alongside manufacturer product information.

4.1 Schedule of Facing Materials (submitted for approval)

Element	Proposed material / product	Finish / colour	Sample / reference submitted
External walling (extension and altered areas)	Reclaimed brick blend: mixture of FLB FIRSTS and FLB DARKS with Warnham Reds used as a two-course brick band (2 brick line).	Reclaimed / weathered finish to visually integrate with the host property.	Photographic brick samples (submitted).
Roof covering (new/altered roof areas)	Cedral Thrutone Smooth – low-profile fibre cement slates (Cedral Roofing).	Slate-like low-profile appearance.	Manufacturer product information (link provided / datasheet).
Rooflights	Conservation type Velux rooflights, MK06 (780 x 1180mm), as shown	Conservation-style profile (flush/low-profile appearance).	Approved drawings (P.01 / P.05) and rooflight section detail (S.01).

	on the approved drawings.		
Rainwater goods	uPVC gutters and downpipes.	Black.	Specification noted (black uPVC).
Fascia / barge boards	Fascia (and associated trims).	White.	Specification noted (white fascia).

The proposed brick blend and roof finish have been selected to provide a sympathetic appearance and to ensure the extension reads as a cohesive and high-quality addition. This approach supports Policy DP26 (high quality design) and Policy DP35 (preserving the character and appearance of the Conservation Area).

5. Response to Condition 2 – Windows and External Doors

Detailed drawings and sections are submitted to illustrate the proposed window and door types, including conservation-style rooflights. The intent is to maintain traditional proportions, minimise visual bulk, and ensure the fenestration respects the character of the building and Conservation Area (Policy DP35).

5.1 Windows

New and altered window openings are to match the established proportion and rhythm of the host dwelling as shown on the approved elevation drawings (Limetree Designs & Planning, Drawing P.01, Rev K).

Typical sash window details are provided by the manufacturer drawings for the Masterframe “Bygone Harmony Timberweld” system (clear glass). The proposed typical configuration is with external horns and deep bottom rail (DBR) as a traditional detail appropriate to the Conservation Area.

5.2 Rooflights

Conservation-type rooflights are proposed to the front and rear roof slopes, specified as Velux MK06 (780 x 1180mm), as annotated on the approved drawings (e.g., P.01 and P.05, Rev K). A rooflight section detail is included within Drawing S.01 (Rev K) demonstrating installation within the roof build-up in accordance with manufacturer requirements.

5.3 External doors

External door alterations include the rear glazed doors (shown as French doors on the approved rear elevation, Drawing P.01, Rev K) and the side door, which is to be of a traditional panelled design. A typical elevation of the panelled door is provided (submitted door elevation drawing).

All windows and external doors will be installed in accordance with the approved details and the relevant manufacturer specifications.

6. Conclusion

This submission provides the facing material specifications/samples and the detailed drawings and sections for windows, rooflights and external doors required to discharge Conditions 1 and 2 of planning permission DM/25/2227. The proposed details are sympathetic in appearance and are intended to preserve visual amenity and the special interest of the Conservation Area, in accordance with Policies DP26 and DP35 of the Mid Sussex District Plan 2014–2031. Mid Sussex District Council is respectfully requested to confirm approval/discharge of the conditions.

Appendix A – Submitted Documents / Drawings

The following documents are submitted with the discharge of conditions application:

- Limetree Designs & Planning – “Proposed Elevations”, Drawing P.01, Rev K.
- Limetree Designs & Planning – “Proposed Floor Plans”, Drawing P.02, Rev K.
- Limetree Designs & Planning – “Proposed Section A-A”, Drawing P.03, Rev K.
- Limetree Designs & Planning – “Proposed Ground Floor Plan”, Drawing P.04, Rev K.
- Limetree Designs & Planning – “Proposed First & Second Floor Plan”, Drawing P.05, Rev K.
- Limetree Designs & Planning – “Typical Details” (including rooflight section), Drawing S.01, Rev K.
- Masterframe Windows Ltd – “Bygone Harmony Timberweld External Elevations – Clear Glass” (Original drawing date 10/01/2023).
- Masterframe Windows Ltd – “Bygone Harmony Timberweld Cross Sections” (Original drawing date 10/01/2023).
- Door elevation drawing (panelled door with toplights) – submitted image.
- Facing brick samples – photographic samples submitted.
- Cedral Roofing – Thrutone Smooth fibre cement slate product information:
<https://www.cedral.world/en-gb/roofing/fibre-cement-slates/thrutone-smooth/>