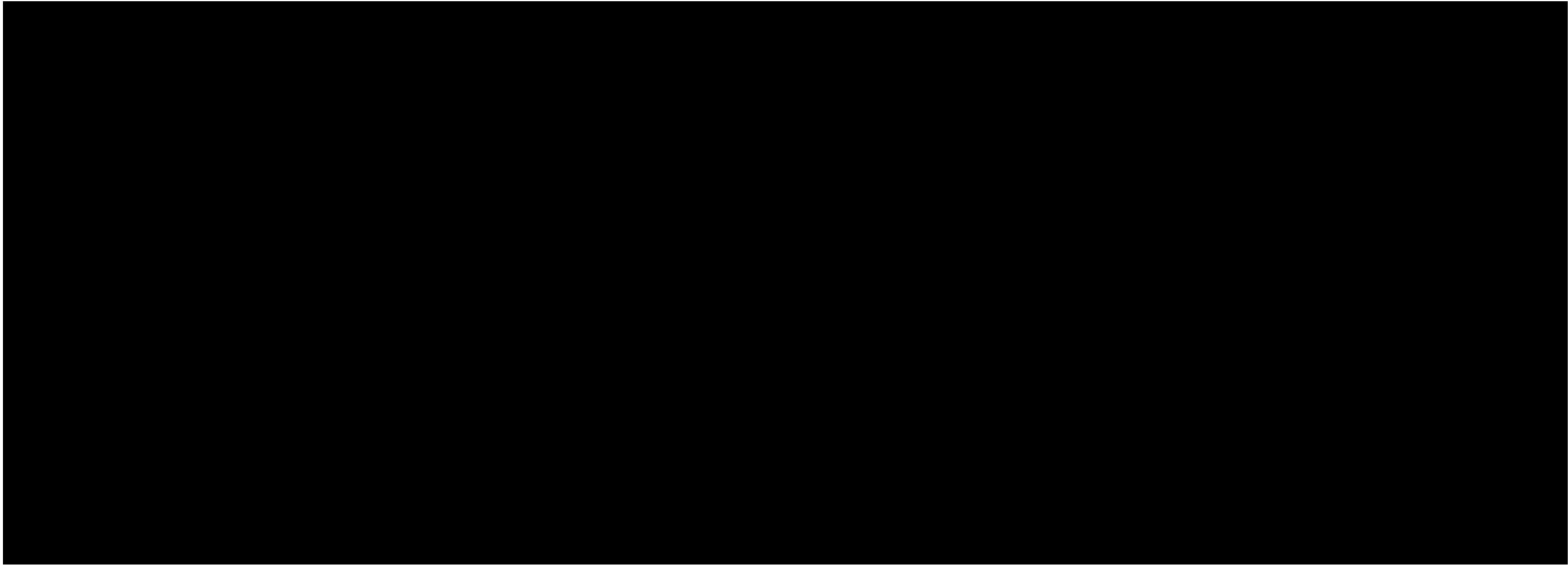




Catherine Cardin
Case Officer, Development Management
Mid Sussex District Council
Oaklands Road, Haywards Heath, West Sussex RH16 1SS
planninginfo@midsussex.gov.uk

Dear Ms Cardin

OBJECTION — APPLICATION DM/26/2196
Proposed rear single storey extension, 38 Renfields, Haywards Heath, RH16 4TG

Application	DM/26/2196
My interest	Owner and occupier
Deadline	30 September 2026
Enclosure	Representation and Technical Review, 14 pages, dated 18 September 2026

I write to object to the above application. I enclose a detailed representation and technical review which sets out my reasoning in full, and I would be grateful if it were placed on the register alongside this letter and reported to the decision-maker.

I should say at the outset that I am not opposed in principle to my neighbours extending their home, and I am not asking the Council to refuse any extension at this property. My objection is to this application being determined on the information presently before you.

Grounds of objection

- No assessment of sunlight has been carried out.** The only neighbour-impact evidence in the application is a 25-degree daylight screening line on drawing P.06. Daylight and sunlight are different matters, measured by different methods. My own sun-path analysis, set out in section 6 of the enclosed review, indicates that the proposed extension would newly intercept direct morning sun to my rear doors and patio between roughly mid-October and late February — around 40 to 60 minutes on the affected days. That is a modest effect, but it is a real one, it falls in the months when direct sun is scarcest, and it coincides with the period covered by the BRE winter sunlight criterion. Nothing in the application addresses it.
- The evidence offered about my property does not support its own conclusion.** Drawing P.06 is titled "Ex. & Pr. Section through 44 Renfields" and asserts that there is "no negative light impact to the neighbouring opening". It contains no separation distance, no sill or head height for my rear doors, no floor or ground level for my house, and does not draw my house in section at all. No separation

dimension between the two properties appears anywhere in the application. A conclusion the Council cannot check should not be the basis for a finding of no harm.

3. **The stated heights conflict with the section drawing, in two places.** The Design and Access Statement gives a maximum height of 3.61 m and eaves of 2.62 m. Drawing P.04 dimensions 3.088 m and 2.278 m. The two differences — 522 mm and 342 mm — are unequal, so they cannot be explained by a single change of datum between internal floor level and external ground level. One source is wrong. The choice between them changes the angle the extension subtends at my property by about two degrees, and determines what any permission would actually authorise.
4. **No proposed elevations are on the register.** The application form states that proposed elevations were submitted. Existing elevations appear at E.01, but the proposed drawings run from P.02 to P.07 with no P.01 and no elevations sheet. Without them the external height, roof form, openings, materials and appearance of the extension from my property cannot properly be assessed.
5. **Other inconsistencies in the submitted information.** Drawing number E.04 is used for two different drawings, and P.02 and P.05 share an identical title, which would make any approved-drawings condition ambiguous. The garden figures do not reconcile: a stated loss of 19.60 sq m does not follow from a footprint of 2.90 m by 4.63 m, which is 13.43 sq m. The Design and Access Statement describes the property as being on "the south side of Renfields", whereas the block plan shows the rear facing approximately east-north-east — an error in the orientation on which any daylight or sunlight judgement depends.
6. **Outlook and overbearing effect have not been assessed.** These are distinct from daylight under the Mid Sussex Design Guide, and neither the application nor drawing P.06 addresses them.

For the avoidance of doubt, I am not asking the Council to determine any private right to light, any Party Wall matter, or any question of boundaries or property value. I understand those to be outside your remit. My objection is directed at loss of sunlight, seasonal overshadowing, outlook and overbearing effect, and at the adequacy, accuracy and consistency of the submitted information — all of which are material planning considerations under Policy DP26 of the Mid Sussex District Plan 2014–2031 and Policies E9 and H9 of the Haywards Heath Neighbourhood Plan.

Notification

The consultation schedule published with the application records a letter sent on 09.09.2026 against Nos. 30, 32, 36, 40, 42, 46, 48, 50, 52 and 54 Renfields. **Against 44 Renfields the "Ltr Sent" column is blank** — the only address on the schedule with no date. No. 34 Renfields does not appear on the schedule at all, the sign-off boxes are unsigned and undated, and the "Site Notices — Printed" box is empty.

I am plainly an affected neighbour — the applicant's own agent produced a drawing devoted to the effect on my house. I would be grateful if you would confirm in writing whether a letter was sent to my address and on what date, and if it was not, run a fresh 21-day representation period before the application is determined.

What I ask the Council to do

I ask that the application is not determined until:

1. the height discrepancy is resolved and the corrected figure is carried through to every drawing that assesses neighbour impact;

2. complete proposed elevations are submitted, published and re-consulted upon;
3. an assessment of sunlight and overshadowing in respect of 44 Renfields has been carried out, covering the winter period and my rear amenity space, and not treating the 25-degree daylight screen as answering it;
4. drawing P.06 is re-drawn with the separation distance, sill and head heights and ground and floor levels dimensioned, or is disregarded;
5. the drawing schedule is corrected so that any approved-drawings condition is unambiguous;
6. my notification is confirmed, and a fresh representation period run if no letter was sent; and
7. a site visit is made to 44 Renfields, from inside the affected rear room and from the patio.

I would also be grateful if the officer's report expressly recorded the assessment of the impact on 44 Renfields, covering daylight, sunlight, overshadowing, outlook and overbearing effect. Section 11 of the enclosed review sets out a number of specific questions, including on the permitted development position, and I would welcome a written answer to them.

If the Council is minded to approve the application notwithstanding these points, I ask that it be referred to the Planning Committee, and that I be notified in advance of the meeting so that I may exercise the right to speak referred to in your notification letter. I also ask to be notified of any amended drawings and given a further opportunity to comment.

Please acknowledge receipt of this letter and the enclosed review. I am happy to give you access to my property at any pre booked reasonable time.

Yours sincerely

