

Planning Statement

Proposed Replacement of Existing Timber Windows and Doors with UPVC Windows and Doors (Matching Design)

Site: Charles Bennett Court, Haywards Heath

Applicant: Mr Paul Muncer – Cardo Group

Date: 21 November 2025.

1. Introduction

This Planning Statement has been prepared in support of an application for the replacement of existing **timber windows and doors** at **Charles Bennett Court, Haywards Heath** with new **UPVC windows and doors**, produced in the **same style, design, and configuration** as the existing units.

The purpose of this document is to describe the proposal, consider its impact on the building and wider area, and demonstrate compliance with relevant planning policies, particularly in relation to design, appearance, energy efficiency, and material choice.

2. Site and Surrounding Area

Charles Bennett Court is a **residential development** located within Haywards Heath. The buildings are of a consistent architectural style and benefit from a uniform appearance. The surrounding area is predominantly residential, with buildings of varying ages and materials, including brick, tile, timber, and modern composite materials.

The site is **within a Conservation Area**, and the building is **not listed**, but the property maintains a cohesive external appearance that the applicant intends to retain by matching the design of the existing windows and doors.

3. Description of Proposed Works

The application seeks approval to:

- Remove **existing timber-framed windows and doors**.
- Install **new UPVC-framed windows and doors** in the **same style, proportions, glazing pattern, opening arrangement, colour, and overall appearance** as the current units.

Key aspects include:

- **No alterations** to the structural openings.
- **No change** in appearance, fenestration layout, or glazing divisions.
- UPVC frames to be supplied in a **colour-matched finish** (typically white or as existing).
- Improved thermal performance and durability.

The sole variation is the **change of material** from timber to UPVC, with the external visual appearance intentionally preserved.

4. Planning Policy Context

The following policy considerations are relevant:

National Planning Policy Framework (NPPF)

- Encourages sustainable development, including improvements to energy efficiency.
- Supports high-quality design that is sympathetic to local character while enabling appropriate modernisation.

Mid Sussex District Plan

Relevant policies typically include:

- **DP26: Character and Design** – development should be of high-quality design and respect the character of the local area.
- **DP39: Sustainable Design and Construction** – encourages improvements in energy efficiency and use of materials that reduce long-term maintenance and environmental impact.

Haywards Heath Neighbourhood Plan (where applicable)

- Supports enhancements that maintain visual consistency while promoting energy efficiency and sustainability.

The proposal meets these policy objectives by retaining the external appearance while upgrading the performance of the building components.

5. Design, Appearance, and Impact Assessment

Visual Impact

As the replacement UPVC windows and doors replicate the **existing design, colour, and style**, the proposal will have **no material impact** on the appearance of the building. The uniformity of the façade will be preserved, ensuring there is no detrimental effect on the character of Charles Bennett Court or the wider street scene.

Neighbouring Amenity

There will be **no impact** on neighbouring properties. The works do not alter size, openings, lines of sight, or positions of windows and doors. Privacy, outlook, and daylight levels are unaffected.

Highways and Access

The proposal is external-only and does not affect access, parking, or movement.

Environmental and Technical Considerations

- UPVC units provide **improved insulation**, contributing to reduced heating demand.
- UPVC requires less maintenance than timber, reducing long-term resource use.
- Modern UPVC windows often incorporate **recyclable materials** and improved seals for energy efficiency.

6. Justification for the Proposal

The replacement is required due to the **ageing condition** of the existing timber elements, which have deteriorated and require regular maintenance. Switching to high-quality UPVC units will:

- Enhance thermal efficiency.
- Improve security and longevity.
- Maintain the existing architectural character through like-for-like design.
- Reduce ongoing repair costs and environmental impact from repeated painting and maintenance.

The proposal therefore represents a **proportionate, sustainable, and visually neutral improvement** to the property.

7. Conclusion

The proposed replacement of timber windows and doors with UPVC alternatives **of identical design and appearance** will have **no adverse impact** on the character of Charles Bennett Court or the surrounding area.

The works comply with national and local planning policy objectives relating to good design, sustainability, and preservation of visual character.

For these reasons, the proposal is considered acceptable in planning terms, and approval is respectfully requested.