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Sent: 12 March 2026 21:03:18 UTC+00:00
To: "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Consultee Comments for Planning Application
DM/26/0299

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 12/03/2026 9:03 PM from Clerk on behalf of Parish Consultation.

Application Summary

Reference:	DM/26/0299
Address:	Myrtle Villa Chapel Lane Horsted Keynes Haywards Heath West Sussex RH17 7AF
Proposal:	Single storey rear kitchen and utility room extension to provide access to garden from living area.[cr]
Case Officer:	Deborah Lynn

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Comments Details

Comments:	DM/26/0299 Single storey rear kitchen and utility room extension to provide access to garden from living area. Myrtle Villa Chapel Lane Horsted Keynes
	Horsted Keynes Parish Council OBJECT to this application.
	The planning committee considered the previous application DM/22/3881 and issued a holding objection noting the following comments: The proposals appear to conflict with HK5 of the Horsted Keynes Neighbourhood Development Plan as the domestic extension does not preserve and enhance the Conservation Area and no Heritage Statement has been provided to support the application (which is a requirement of HK6). • Whilst a contemporary flat roof design might be acceptable to some rear extensions, in this situation the extension would appear

prominent to the public when viewed from The Crown car park and the cricket pitch and it is out of keeping with, and likely to be harmful to, the Conservation Area. It is therefore not considered to be of the high quality design expected in section 6 of the MSDC Design Guide (with particular reference to item 6.3.10 Fig 6D)

- The compound impact of the multiple extensions over time is likely to overwhelm the original design and thus be in conflict with DG49 of the MSDC Design Guide (reference Fig 9C)
- The design needs to minimise light pollution in order to comply with HK13. Roof lanterns are not conducive to this aim. If the roof lantern is to be retained in the design the PC request that any approval is subject to a suitable condition relating to the installation of internal blinds.

It is understood that this application relates to the same proposals as the consented application and, having re-considered this, the planning committee confirm that their concerns, as set out above, remain unchanged.

It is also noted that the Conservation Officer previously expressed concerns about the application and her concerns were along the same lines, but expressed in more detail, to those submitted by the Parish Council. It is noted that the Case Officer for the previous application disagreed with the Conservation Officer. However there appeared to be no detailed justification given in the delegated report for contradicting the Council's expert advisor on heritage matters and there did not appear to be appropriate benefit to outweigh the harm that had been identified.

Whilst it is acknowledged that a Planning and Heritage Statement has been submitted by the applicant in support of the application, the planning committee consider that this document lacks sufficient detail to properly understand the impact on the Conservation Area. Also, the statement made in the document that "The extension will be screened from the public car park by the property's existing garden fencing" is not completely accurate as it would only partly screen the structure and the important public views from the cricket pitch and PRow do not appear to have been adequately considered.

Since the previous application was submitted the High Weald National Landscape have issued the Planning Technical Advice Note: Dark Skies in the High Weald.

The site is in the High Weald National Landscape, an Area of Outstanding Natural Beauty, and one of the key character components of the area is its Dark Skies.

By reference to the HW AONB Management Plan and the attached Planning Technical Advice Note, it is noted that:

"The High Weald AONB is characterised by having some of the darkest skies in the South-east of England, with the least skyglow.

This gives the AONB a sense of remoteness and peacefulness and connects the natural environment to the cultural and historic landscape.”

The HW AONB Management Plan includes the following objectives that are relevant to this application:

- DS1 To preserve the dark skies of the High Weald AONB by minimising light pollution, obtrusive external lighting and internal light spill from domestic, commercial and public premises in both existing and new developments within the High Weald, and from highways lighting.
- DS2 To protect wildlife and habitats from light pollution across the High Weald.

Within the parish there has been a very significant increase in planning applications during recent years that have included proposals to introduce roof lights and these, by their very nature, tend to cause light pollution by creating internal light spill.

The Parish Council is very keen to see the dark skies in and around the parish protected. It is one of the key priorities that has repeatedly been expressed by parishioners throughout the Neighbourhood Development Plan process and whenever applications such as this are considered.

If, having properly considered the appropriate advice from the Conservation Officer, MSDC are minded to approve this application the Parish Council would urge MSDC to ensure, through an appropriately worded condition, that the following mitigation measures are included within the design in order to have regard for the objectives set out in the HW AONB Management Plan and thereby make the proposals compliant with DP16:

1. Black out blinds that can be easily operated by the occupier.
2. Glazing to be less than 0.7 Visible Light Transmission (Ref: Part 2 of Planners’ Check List in the attached Planning Technical Advice).

Attachment:

High Weald National Landscape Planning Technical Advice Note:
Dark Skies in the High Weald.

Kind regards