

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/3087	Case Officer:	Deborah Lynn
Application Type:	Householder Application		
Proposal:	Modified doors and windows to the side elevation, new doors to the rear elevation.		
Site:	St Romolo, 24 Sunte Avenue, Lindfield, Haywards Heath, West Sussex, RH16 2AA, ,		
Validation Date	1 Dec 2025	Overall Expiry Date:	26 Dec 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	16 Jan 2026
Target Date:	26 Jan 2026	Recommending Officer Signature:	Deborah Lynn

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	16 Jan 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/3087

**St Romolo, 24 Sunte Avenue, Lindfield, Haywards Heath, West Sussex, RH16 2AA,
Modified doors and windows to the side elevation, new doors to the rear elevation.
Mrs Charlotte Sallis And Mr Laurie Roberts**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Not applicable.

LINDFIELD PARISH COUNCIL OBSERVATIONS

Lindfield Parish Council has no objection to this application.

INTRODUCTION

This application seeks planning permission to modify doors and windows to the side elevation and install new doors to the rear elevation.

RELEVANT PLANNING HISTORY

DM/25/2542 - Application for lawful development certificate - Modified doors and windows to the side elevation, new doors to the rear elevation. Permission granted 25.11.2025.

SITE AND SURROUNDINGS

No. 24 Sunte Avenue is a semi-detached Edwardian dwellinghouse located on the northern side of Sunte Avenue in Lindfield.

The dwellinghouse has an 'L' shaped plan form with a two storey outrigger to the rear. The dwellinghouse has been previously enlarged with box-like dormer windows to the front and side roof slopes. The property benefits from a large driveway to the front, with garden to the rear.

In terms of planning policy, the property lies within the built up area boundary of Lindfield. It also lies within an Area of Townscape Character as defined by the Neighbourhood Plan.

APPLICATION DETAILS

This application seeks planning permission to modify the ground floor window and door layout to the eastern flank wall of the outrigger by replacing 3 no. windows and a side door with a new side door and 2 no. windows.

To the rear northern wall of the outrigger, 2 no. ground floor windows and an external cupboard are proposed to be removed and replaced with a pair of glazed sliding doors.

Existing windows at the property are a mix of white painted timber framed sash windows and casement windows. The replacement windows and doors will be double glazed with black powder coated aluminium frames.

A lawful development certificate has been previously granted under application DM/25/2542 to carry out the same works but use light grey framed replacement windows and doors.

LEGAL FRAMEWORK AND LIST OF POLICIES

Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Using this as the starting point the development plan for this part of Mid Sussex consists of the District Plan, Site Allocation Development Plan Document (DPD) and the Lindfield Neighbourhood Plan.

National policy (which is contained in the National Planning Policy Framework and National Planning Policy Guidance) does not form part of the development plan, but is an important material consideration.

Mid Sussex District Plan

The District Plan was adopted at Full Council on 28th March 2018.

Relevant policies:

DP26 character and design

DP39 sustainable design and construction

Site Allocations DPD

The SADPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

There are no relevant policies.

Lindfield Neighbourhood Plan

The Neighbourhood Plan was made on the 23rd March 2016.

Relevant policies:

7 areas of townscape character

Other Material Considerations

Mid Sussex District Plan 2021 - 2039 - Submission Draft (Regulation 19)

The District Council is reviewing and updating the District Plan. Upon adoption, the new District Plan 2021 - 2039 will replace the current District Plan 2014-2031 and its policies will have full weight. In accordance with the NPPF, Local Planning Authorities may give weight to relevant policies of the emerging plan according to the stage of preparation; the extent to which there are unresolved objections to the relevant policies; and the degree of consistency of the relevant policies in the emerging plan to the NPPF. The draft District Plan 2021-2039 (Regulation 19) is currently at Examination and the stage 1 hearings were concluded on the 31st October 2024. There are unresolved objections to some of the Policies in the draft District Plan and as such, only minimal weight can be given to the Plan and this planning application has been assessed against the policies of the adopted District Plan.

Relevant policies:

DPS2 sustainable design and construction

DPS6 wellbeing

DPB1 character and design

Mid Sussex Design Guide Supplementary Planning Document (SPD)

The Council has adopted a 'Mid Sussex Design Guide' SPD that aims to help deliver high quality development across the district that responds appropriately to its context and is inclusive and sustainable. The Design Guide was adopted by Council on 4th November 2020 as an SPD for use in the consideration and determination of planning applications. The SPD is a material consideration in the determination of planning applications.

National Planning Policy Framework (NPPF) (December 2024)

ASSESSMENT

Policy DP26 of the District Plan relates to character and design and states in part that:

'All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

- o is of high quality design and layout and includes appropriate landscaping and greenspace;*
- o contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;*
- o creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- o does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution; (see Policy DP29);...'*

The property lies within an Area of Townscape Character as designated by the Neighbourhood Plan. Policy 7 of the Neighbourhood Plan refers to such areas, stating in part that:

'Development proposals in an Area of Townscape Character will be supported, provided applicants can demonstrate they have had regard to their impact on the character and appearance of the area and have sought to retain features important to the character of the area, as defined in the Lindfield Village Design Statement.

In particular, proposals should:

- i. retain trees, frontage hedgerows and walls which contribute to the character and appearance of the area;*
- ii. retain areas of open space, (including private gardens) which are open to public view and contribute to the character and appearance of the area; and*
- iii. avoid the demolition of existing buildings which contribute to the character and appearance of the area.'*

Sections 6.3.1 to 6.3.4 of the MSDC Design Guide refer to windows and state that 'windows can contribute significantly to adding interest and the articulation of facades... however, if poorly designed or arranged, windows can undermine the appearance of facades.'

A lawful development certificate has previously been granted to replace the existing ground floor windows and doors on the outrigger with double glazed, powder coated aluminium framed windows and doors finished in a light grey colour. Despite their more contemporary appearance, the replacement windows and doors were considered similar in overall shape and size to existing windows at the property, with the light grey colour also deemed similar in appearance.

This application differs in that black frames are now proposed for the replacement windows and doors.

The majority of properties along Sunte Avenue have traditional white framed windows, although it is noted that some of the period houses opposite, at 9, 17, 19 and 21 Sunte Avenue, have black framed leaded windows within a white surround.

The proposed black aluminium framed windows and doors will appear noticeably different from the existing white framed windows and doors on the dwellinghouse, the majority of which appear to be timber. However, the manufacturer's details for the replacement windows and doors show the units to have a slimline frame and profile, such that the windows / doors should sit discreetly within the eastern and northern facades of the outrigger and should not appear obtrusive. As the replacement units will be confined to the ground floor of the rear outrigger, they should not appear visible in views from the public realm, being screened by the existing dwellinghouse and surrounding properties.

Having regard to policy 7 of the Neighbourhood Plan, the proposal should not impact the important features of the Area of Townscape Character.

As such, the proposed development is considered acceptable in that it should not detract from the appearance and character of the area and will retain the important features that contribute to the Area of Townscape Character.

The proposal therefore accords with policy DP26 of the District Plan and policy 7 of the Neighbourhood Plan.

Impact on neighbouring amenities

Policy DP26 of the District Plan relates to amenity and states in part that development proposals should 'not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution; (see Policy DP29);'

In this instance, the proposed works would replace existing ground floor windows and doors. Considering the existing relationship between the dwellinghouse and adjoining properties, it is not considered that the proposal would create any additional overlooking or light pollution.

The proposal therefore accords with policy DP26 of the District Plan.

Sustainability

District Plan Policy DP39 relates to sustainable design and construction and encourages that development proposals minimise energy use through the design and layout of a scheme.

The double glazed replacement windows and doors are likely to improve the thermal efficiency and sustainability of the dwellinghouse, thereby according with policy DP39.

Biodiversity Net Gain

Biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990. This is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. As a householder application this development is exempt from the requirement to provide biodiversity net gain.

PLANNING BALANCE AND CONCLUSION

The proposed development is deemed acceptable in that it should not detract from the appearance and character of the area and will retain important features of the Area of Townscape Character. The proposal should not cause significant harm to neighbouring amenities and should improve the thermal efficiency of the building. The proposal therefore accords with policies DP26 and DP39 of the Mid Sussex District Plan and policy 7 of the Lindfield Neighbourhood Plan.

Decision: Permission

Case Officer: Deborah Lynn