

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2542	Case Officer:	Deborah Lynn
Application Type:	Lawful Development Certificate -Proposed		
Proposal:	Modified doors and windows to the side elevation, new doors to the rear elevation.		
Site:	24 Sunte Avenue, Lindfield, Haywards Heath, West Sussex, RH16 2AA, , ,		
Validation Date	8 Oct 2025	Overall Expiry Date:	4 Nov 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	25 Nov 2025
Target Date:	3 Dec 2025	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:	25 Nov 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2542

**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

None received.

INTRODUCTION

This application seeks to formally establish whether the proposed development consisting of modified doors and windows to the side elevation and new doors to the rear elevation would constitute permitted development.

RELEVANT PLANNING HISTORY

There are no previous applications.

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.

APPLICATION DETAILS

Proposed plans show that existing ground floor windows and doors to the eastern and northern walls of the outrigger will be replaced.

Existing windows are a mix of white painted timber framed sash windows and casement windows. Plans show that these are to be replaced with double glazed windows and doors, with powder coated aluminium frames finished in grey.

LEGAL FRAMEWORK

As this is an application to establish whether the proposed development would benefit from permitted development rights and will be a legal decision, any planning merits cannot be taken into account when considering this application.

The proposal falls to be tested against the relevant criteria of Part 1, Class A of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, as detailed below:

'Class A - enlargement, improvement or other alteration of a dwellinghouse

Permitted Development

A. The enlargement, improvement or other alteration of a dwellinghouse.

Development not permitted

A.1 Development is not permitted by Class A if—

- (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);
- (l) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

Conditions

A.3 Development is permitted by Class A subject to the following conditions—

- (a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
- (b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be—
 - (i) obscure-glazed, and
 - (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and'

ASSESSMENT

Planning records for the property indicate that permitted development rights are intact in respect of enlarging and carrying out alterations to the dwellinghouse. The property does not fall on article 2(3) land.

The dwellinghouse dates from the Edwardian period and complies with permitted development criteria A.1 (a) and (l) as listed above.

The proposed development does not consist of any enlargement to the dwellinghouse but seeks to replace existing white painted timber framed ground floor windows and doors with grey powder coated aluminium framed windows and doors.

Plans show that 2 no. sash windows and a casement window with fanlight on the eastern elevation will be replaced with 2 no. windows together with a replacement side door. To the north elevation, 2 no. casement windows and a door are proposed to be replaced with a set of sliding doors.

Condition A.3 (a) as noted above, states that development is permitted by Class A provided that 'the materials used in any exterior work... must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse'.

Further clarification in this respect is provided on page 31 of 'Permitted development rights for householders Technical Guidance' issued by the Ministry of Housing, Communities and Local Government in September 2019. This states that 'it may be appropriate to replace existing windows with new uPVC double-glazed windows or include them in an extension even if there are no such windows in the existing house. What is important is that they give a similar visual appearance to those in the existing house, for example in terms of their overall shape, and the colour and size of the frames.'

Proposed plans show that the replacement windows and doors would have a more contemporary style than the existing traditional windows, with larger panes of glass proposed with less subdivisions than existing windows. However, whilst the design of the replacement windows would not necessarily reflect existing windows at the property, the overall shape and size of the replacement windows are similar to the existing double sash window on the ground floor of the north elevation.

Proposed plans are annotated to the effect that the replacement aluminium framed windows will be finished in a powder-coated grey colour. The planning agent has provided further details on the 18th November 2025, confirming that the frames will be finished in a light grey colour, RAL 7035.

In an appeal decision dated 23 November 2017 (reference APP/B1930/X/17/3172558) concerning a lawful development application for a property in Redbourn, Hertfordshire, the Planning Inspector took the view that whilst the grey framework proposed to the glazing would be different to existing white window

frames at the property, it would not appear conspicuous and as colour is only one of the factors to compare and there would be more characteristics in common between the existing and new frames than differences, that the proposed grey frames would be of a 'similar appearance'.

In this instance, it is not considered that the proposed light grey colour of the window frames would appear significantly different from the existing white window frames, and having regard to the overall shape and size of the proposed replacement windows and doors, it is considered that the proposal would have a similar appearance to existing windows and doors at the property.

As such, the proposal is considered to comply with relevant permitted development criteria.

PLANNING BALANCE AND CONCLUSION

The proposed development, by virtue of the proposed light grey colour and overall shape and size, is found to comply with permitted development criteria as stated under Part 1, Class A of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

Decision: Permission

Case Officer: Deborah Lynn