

15 Bylanes Crescent
Cuckfield
West Sussex
RH17 5HA

Anna Tidey
Mid Sussex District Council
Oaklands
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

1 December 2025

Dear Ms Tidey,

Subject: Objection to Planning Application DM/25/2881 – 17 Woodhall Close, Cuckfield

I am writing to object to the above planning application for the proposed increase in roof height and installation of six dormer windows at 17 Woodhall Close. The southern elevation of the property is immediately adjacent to the boundary of our garden. I objected to this proposal when it was previously submitted in 2017.

My objection is based on material planning considerations under the Town and Country Planning Act 1990 and the adopted Mid Sussex District Plan.

Grounds for Objection

1. **Loss of Light and Overshadowing**

The proposed increase in roof height will significantly reduce daylight and sunlight to the rear rooms and garden of my property. This conflicts with **Policy DP26: Character and Design**, which requires development to respect the amenities of neighbouring properties and avoid unacceptable harm to their living conditions.

2. **Loss of Privacy and Overlooking**

Six dormer windows will create direct overlooking into habitable rooms and private garden areas of nearby properties, contrary to **DP26** and the **Mid Sussex Design Guide SPD**, which emphasises maintaining privacy and appropriate separation distances.

3. **Overbearing and Dominating Impact**

The increased roof height and bulk will have an oppressive and overbearing effect on my property, reducing enjoyment of my home and garden. This is inconsistent with **DP26**, which requires development to be of a scale and massing appropriate to its context.

4. **Out of Character with the Area**

The proposal introduces a raised roofline and multiple dormers that are visually intrusive and inconsistent with the established character of the street. This contravenes **DP26** and the **Dormer Window and Rooflight Design Guidance SPD**, which states dormers should be small in scale, set back from eaves, and not dominate the roof slope.

5. **Potential Overdevelopment**

The scale of the proposal appears excessive for the plot size and represents overdevelopment, contrary to the principles of **DPB1: Character and Design** in the emerging District Plan and the adopted Design Guide SPD, which require development to respond positively to local context.

Relevant Policies and Guidance

- **DP26: Character and Design** – Development must respect the character of the locality and protect neighbouring amenity.
- **Mid Sussex Design Guide SPD** – Requires high-quality design that responds to local context, including roof alterations.
- **Dormer Window and Rooflight Design Guidance** – Dormers should be small, sympathetic, and avoid dominating the roof slope.
- **National Planning Policy Framework (NPPF)** – Paragraphs on design quality and amenity protection.

Conclusion

For the reasons outlined above, I respectfully request that the Local Planning Authority refuse this application. The proposal fails to comply with local and national planning policies designed to protect residential amenity and maintain the character of the area.

Please confirm receipt of this objection and keep me informed of any developments regarding this application.

Yours sincerely,

Julian Raison