

From: Tim Hoskins <tim@turnerandhoskins.co.uk>
Sent: 28 July 2025 15:27:41 UTC+01:00
To: "Caroline Grist" <caroline.grist@midsussex.gov.uk>
Subject: RE: DM/25/1084: Hurley Farm, Turners Hill Road, East Grinstead

Dear Caroline,

Thank you for your email and for setting out your concerns. While we appreciate the time you've taken to review the scheme, we respectfully disagree with the assessment and ask that you give due consideration to the following points:

- You note that the traditional front projection and modern main house "sit comfortably together" and that the projection is "appropriately subordinate." We agree the current relationship is successful, but our client wishes to update the design of the front element to better reflect and complement the contemporary character of the main house. The intention is not to compete, but to harmonise the two elements under a unified architectural language.
- The proposed 200mm ridge height increase is minor and remains clearly subordinate to the main ridge, which sits approximately 3.8m higher. This change is de minimis and does not upset the hierarchy between the original house and the extension. The visual impact of the adjusted roof height will be negligible, particularly in the context of the larger, taller main house.
- The proposed dormers are designed with sloping roofs to optimise headroom, light, and ventilation. These are clearly readable as dormers and remain visually subordinate within the roofscape. Their contemporary form is entirely consistent with the architectural language of the main house.
- The section of higher roof over the master bedroom is deliberately set back from the courtyard and from the main house. This ensures it reads as a recessive and independent form, not as a dominant or competing mass.
- The Mid Sussex Design Guide and Dormer Window SPD both appear to lean heavily towards traditional vernacular examples. All 9 dormer illustrations shown are based on historic buildings. There is no guidance or illustration addressing contemporary dormers in a modern architectural context, such as this. We would suggest that the current guidance is not fully equipped to assess well-designed, contemporary additions and would benefit from evolution to support innovative architecture, as encouraged by the NPPF.
- We also note that the Dormer SPD uses language such as "bulky and prominent additions which spoil the appearance of buildings" — language that appears pre-judged rather than objective. The dormers proposed here are proportionate to the large roof volume in which they sit and remain clearly subordinate.
- On the subject of high-quality design, we would refer you to page 15 of the Mid Sussex Design Guide, which features a bold, contemporary building (possibly "The Spiral") as an exemplar of "exceptional design in the countryside." This demonstrates an appetite for

design innovation in the district — a principle our scheme follows at a more modest scale, in a domestic setting.

- It is also notable that within Sussex, and in areas very similar to Mid Sussex, permission has been granted for high-quality contemporary architecture in both rural and residential settings. One example is North Farm House (West Sussex), a contemporary dwelling approved in a rural location, where its modern form and sensitive materiality were accepted as appropriate in context. Another is Close Up, a modern housing scheme in Isfield that won the Sussex Heritage Trust's 2024 Mid-Scale Residential Award. It showcases how a contemporary design approach, with a variety of forms and materials, can be entirely compatible with local character when well-considered. There is also the very local Fen Place Mill referenced within our supporting documentation (on the adjacent site to the west, with a variety of fenestration, including dormers). These examples support our view that the use of contemporary dormers and fenestration is not inappropriate, and indeed, aligns with a broader pattern of successful, high-quality modern design within the county.
- With regard to fenestration, the main house already includes a range of contemporary window forms and styles. The proposed window types continue this approach and are carefully selected to meet our client's functional needs and maintain visual coherence with the main dwelling. Moreover, most proposed windows are not visible from the public realm.
- The existing traditional form of the front projection will still be legible after the alterations — the overall scale and footprint remain modest and respectful.
- Finally, regarding views from the public right of way: while we acknowledge there is limited visibility from a section of the footpath, the impact is minimal and has been clearly illustrated within the submitted Planning, Design & Access Statement. The proposed changes will be perceived only in glimpsed views, filtered by existing planting. We would also note that no objections have been raised by local residents or users of the footpath.

We therefore consider the proposed scheme to be a modest, well-considered enhancement to the property, maintaining the hierarchy and relationship between old and new, while allowing our client to achieve much-needed accommodation for family use.

We would respectfully request that the application be allowed to proceed to determination, and that the officer's concerns be balanced against the benefits of the scheme, its sensitive design, and the absence of any neighbour or public objection.

Kind regards,
Tim

Tim Hoskins

Director

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Registered Office: First Floor Offices, 1A Station Road, Edenbridge, Kent TN8 5HP

From: Caroline Grist <Caroline.Grist@midsussex.gov.uk>

Sent: 23 July 2025 17:55

To: Tim Hoskins <tim@turnerandhoskins.co.uk>

Subject: RE: DM/25/1084: Hurley Farm, Turners Hill Road, East Grinstead

Dear Tim,

Thank you for the email.

Having reviewed the application in full, following my site visit, I would advise that there are concerns regarding the proposed scheme.

The application relates to an existing projection to the front of the house, which is of a traditional form and design. The main house itself is a recent construction, replacing a previous dwelling, and is of a modern, Scandinavian design. Whilst there is a difference between these two parts of the building, it is considered that they sit comfortably together and the front projection appears appropriately subordinate.

With regards to the proposed scheme, extensions are proposed in order to achieve the proposed level of accommodation. This would involve increasing the ridge height, the construction of a first floor extension and dormer windows. The Mid Sussex Design Guide establishes that a building's roof pitch and form are intrinsic to its character and that roof extensions should be sensitive to this. It is considered that the existing roof is low key and contributes to the subordination of this projection, in the context of the main house behind it. The proposal would not only increase the ridge height by 200mm, it proposes taller dormer windows as well as a higher section again to accommodate the master bedroom. Furthermore the proposed dormer windows are large and wide. As set out in the Design Guide, dormers should remain subordinate additions, appear proportionate and sit below the ridge line. Overall it is considered that the works to the roof create a top heavy design that appears prominent and would visually compete with the host dwelling.

I am also of the view that the proposed design, as a whole, appears cluttered and disjointed. This can be seen in the fenestration, for example, where a number of different window styles have been included.

As a result, it is also considered that the proposal would have a harmful impact on the character of the surrounding area. Whilst I appreciate the changing land levels and the planting within the garden, the roof of this projection remains visible, particularly where the first floor extension is to be positioned closest to the dwelling, such as in views from the access to the east. This would be a public impact as this access, which continues to the north of the property, is a Public Right of Way.

Given the above concerns, I am not able to recommend any amendments that could be made under this application to address these issues. I would advise withdrawing the application and seeking pre-application advice on a revised scheme. Please can you therefore confirm, in writing, if you would wish to withdraw the application by 12 noon on Monday 28th July. If no response is received by this time, the application will be determined in line with the current timescales as set out above.

For your reference, a copy of the Mid Sussex Design Guide can be found through the following weblink:

<https://www.midsussex.gov.uk/media/5611/mid-sussex-design-guide-spd.pdf>

Whilst I appreciate that this would not be the response you were anticipating, I trust that the above is of assistance,

Kind regards,
Caroline

Caroline Grist
Senior Planning Officer
Development Management
01444 477333
www.midsussex.gov.uk

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From: Tim Hoskins <tim@turnerandhoskins.co.uk>
Sent: 18 July 2025 13:06
To: Caroline Grist <Caroline.Grist@midsussex.gov.uk>
Subject: RE: DM/25/1084: Hurley Farm, Turners Hill Road, East Grinstead

Hi Caroline
We trust you are well. We wondered if you've had the chance to have a look at this. As we trust you will see, we have worked hard to respond to the existing house, and to provide a refined, complimentary, and respectful solution for our Clients.
Please do let us know if you need anything else.
With our good wishes,
Tim

Tim Hoskins

Director

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From: Caroline Grist <Caroline.Grist@midsussex.gov.uk>

Sent: 02 July 2025 14:31

To: Tim Hoskins <tim@turnerandhoskins.co.uk>

Subject: RE: DM/25/1084: Hurley Farm, Turners Hill Road, East Grinstead

Dear Tim,

Thank you for the email confirming, it is much appreciated.

The purpose of the site visit is just to familiarise myself with the site and its surroundings, as well as to view the proposed plans in context. I would not be intending to discuss the proposal at this stage. You are also welcome to forward any additional information to me for consideration.

I hope that this clarifies,

Kind regards,
Caroline

Caroline Grist
Senior Planning Officer
Development Management
01444 477333
www.midsussex.gov.uk

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 - **SAVE A TREE** Only print this email if absolutely necessary.

From: Tim Hoskins <tim@turnerandhoskins.co.uk>

Sent: 02 July 2025 12:11

To: Caroline Grist <Caroline.Grist@midsussex.gov.uk>

Subject: RE: DM/25/1084: Hurley Farm, Turners Hill Road, East Grinstead

Dear Caroline

Thank you for your email. I've now heard back from our Clients who have confirmed Friday is fine, and that both pedestrian gates will be left unlocked. Our Clients will be around if you need them, but understand you may prefer to make your visit without them / us present.

If you have any questions, please don't hesitate to contact us.

With our good wishes,

Tim

Tim Hoskins

Director

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From: Caroline Grist <Caroline.Grist@midsussex.gov.uk>

Sent: 27 June 2025 15:29

To: Tim Hoskins <tim@turnerandhoskins.co.uk>

Subject: DM/25/1084: Hurley Farm, Turners Hill Road, East Grinstead

Dear Mr Smith,

DM/25/1084: Hurley Farm, Turners Hill Road, East Grinstead

I am the case officer for the above application and I am writing to arrange access in order to conduct a site visit.

I will be in the area between 10.00am and 11.00am on Friday 4th July and would require external access to the property. It is not necessary for me to view inside any buildings and, as such, if a gate could be left open this would enable me to see what I need to. A member of the Planning Policy Team may also be shadowing me during this visit.

Please can you let me know whether this would be convenient.

If you have any questions then do let me know,

Kind Regards,
Caroline

Caroline Grist
Senior Planning Officer
Development Management
01444 477333
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