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

  
Kent House  
Slaugham  
West Sussex  
RH17 6AQ

18<sup>th</sup> June 2026

## **OBJECTION TO PLANNING APPLICATION DM/26/1418**

**Proposed Development:** Erection of single-storey pitched roof annexe ancillary to main dwelling.

**Location:** 1 Preston Cottages, The Green, Slaugham, Haywards Heath

To the Case Officer

We are writing as the owners of Kent House which is located next door to 1 Preston Cottages. Kent House is a Grade II Listed Building located within the Slaugham Conservation Area and High Weald Area of Outstanding Natural Beauty (AONB). We wish to lodge a formal objection to the above planning application.

While we respect our neighbours' right to develop their property, the scale, height, and positioning of the proposed 8m x 3.5m x 3.5m dwelling building—sited just 3 meters from our boundary—would cause material harm to our property and the wider historic environment. We object to the proposal on the following material planning grounds.

### **1. Adverse Impact on the Setting of a Listed Building**

Our property is a designated heritage asset. Under national planning policy (NPPF) and local policy, great weight must be given to conserving the setting of a listed building. The proposed structure, by virtue of its large 8-metre length and 3.5-metre height and black modern mass exterior, would visually intrude upon the historic, open curtilage of our home. If consented, it would disrupt the historic relationship between our building and the surrounding gardens and countryside.

### **2. Failure to Preserve or Enhance the Conservation Area**

The Slaugham Conservation Area is characterised by open green spaces, and low-density housing. Introducing a permanent, substantial dwelling building into a small residential garden would constitute overdevelopment. It would create a cramped, high-density appearance that fails to preserve or enhance the character and appearance of the Conservation Area.

### **3. Overbearing Impact and Dominant Scale**

There is currently an outbuilding occupying a section of the proposed site. This building is much smaller, less than half the size and lower in height, built with natural timber walls and a reclaimed tiled roof. It is very much in keeping with its surroundings.

The proposed building, at 3.5 metres high (more with foundations) and located within 3 metres from our shared boundary, would present a harsh, solid black modern massing along the garden edge. This would have a severely overbearing and oppressive impact when viewed from our garden and rear windows.

The overall scale of the building is excessive to the current narrow plot which has already had a major extension to the existing dwelling. The proposed building has a plan area of 26m<sup>2</sup>. This is about 25% of the (extended in 2014) house area, which would make it a substantial addition to the developed area within the plot. Including the two wooden decks, with the proposed new building, some 43% of the whole plot area would have been developed. This plot density is more typical of built up urban residential estates and not appropriate in this conservation area and its rural setting.

The cumulative impact of the extension currently under-construction on the adjoining house, 2 Preston Cottages, would further worsen this impact.

#### **4. Potential Loss of Privacy (Overlooking)**

The occupants of the proposed building would have a direct line of site into our summerhouse 8m away which is used most weekdays as a home office.

The inclusion of windows facing our home would result in direct overlooking into our private garden and upstairs living spaces, in particular our bathroom, causing an unacceptable loss of privacy.

#### **5. Noise Disruption and Loss of Amenity**

The proposal seeks to establish a separate residential dwelling for family use within a small back-garden environment. This constitutes "backland development," which would introduce an unacceptable level of permanent, everyday domestic noise (including foot traffic, outdoor conversations, and general household activity) immediately adjacent to our boundary. Because the proposed structure is sited just 3 metres from our garden, this noise would directly disrupt the peaceful enjoyment of our private amenity space and historic setting, where such noise levels do not currently exist.

#### **6. Light Pollution**

The rear gardens in the Conservation Area are completely dark at night adjoined by open fields, so this would be the only source of light pollution impacting the area.

#### **7. Security**

The current users may not pose a security risk, but a future owner may decide to let the proposed dwelling building to strangers.

#### **Comments on the Planning Application Submission**

The Design and Access Statement describes the proposed dwelling building as 'modest' 10 times. Given the context described above, this is a substantial building, in no way modest.

The application does not assess the impact on our listed building and its curtilage.

The photographs in the Design Strategy are taken at dusk on another site. They are misleading considering the building is black, and if the photographs were presented in the correct context they would show our boundary 3m in front of the front doors.

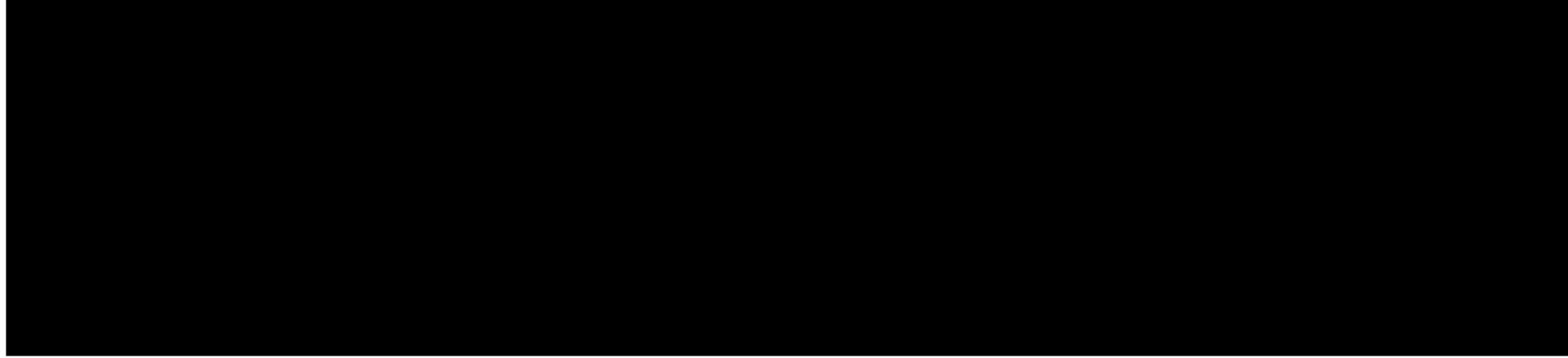
The Design and Access Statement gives no details on boundary treatments such as fences and planting.

**Conclusion**

For the reasons outlined above, the proposal represents an inappropriate overdevelopment that, if consented, would harm designated heritage assets and compromise residential amenity. We politely request that the Planning Committee or Case Officer refuses this application in its current form.

Please keep us informed of any updates, amendments, or committee meeting dates regarding this application.

Yours sincerely

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