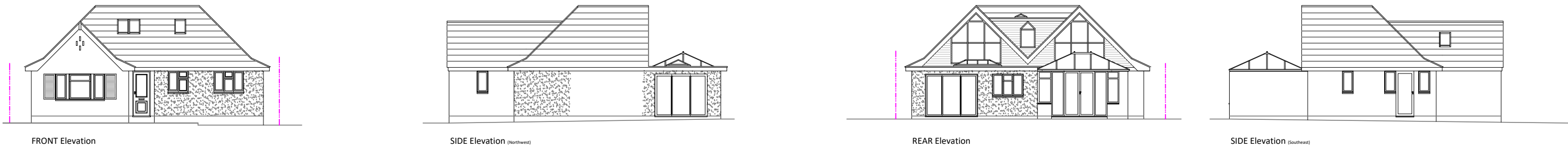
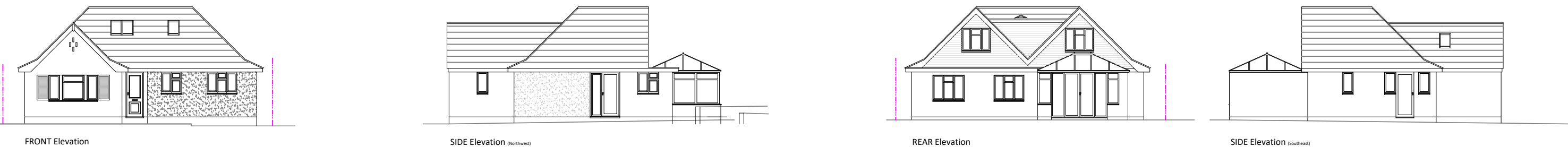


ReDesign No.1 2026 : ELEVATIONS for preceding Pre-Application dated 08DEC25:-



ReDesign 2 2026 : ELEVATIONS Proposed for Pre-Application dated 30JAN26:-



DESIGN STATEMENT and RESPONSE to MSDC Pre-Application Email dated 6th January 2026:

In response to :
It is also proposed to extend the existing roof with the addition of two gables to the rear elevation, with a flat roof dormer between the two. The Mid Sussex Design Guide is a material planning consideration and states that:
'Roof extensions and dormer windows that alter the existing ridge of the roof or significantly alter the roof profile of a building will not normally be acceptable, particularly on the front roof slope, and where there is a strong established roofline.'

The 'front elevation' of the roof as designed was noted as acceptable - see MSDC email note : *"In my view the proposed front and side ground floor extension is of an appropriate scale and massing in relation to the original dwelling. The current proposal has a simplified roof form, in comparison with the original proposal, and the front elevation is considered to respond more successfully to the character of the area."*

The proposed design utilises the 'REAR' elevation of the property to provide needed space for the family - it therefore does not have any impact on any street scene.

The REAR elevation is bounded mainly by a college field to the Southwest and is not overlooked by the neighbouring properties to the Northwest and Southeast by virtue of the fact that the plot affords these properties a very limited view.

The 'gables' with inset minimal flat roof design was selected in response to Design Policy 26 and promotes *'well located and designed development that reflects the districts towns and villages, retains their separate identity and character...'*, and MSDP Section 6 : High Quality Building Design - Architectural Integrity : Principle DG38 : *'a sense of place'* - the gables reflect the surrounding architecture as per MSDC email note :

'The surrounding area is characterised by bungalows with strong architectural features, namely steep pitched roof and gable features'

These gable features 'display the underlying architectural integrity' of the local area as required by MSDP:6.1.1, - also noted is that the local area does contain flat roofs as part of the evolution of the architecture in the local area - the design includes this detail whilst taking care to reduce the impact by containing the flat roof which is almost hidden by the gable ridge heights either side, and using a traditional tile frontage so that this is coalesces with the gable frontage finish. This meets with DP26 : Character and Design : Strategic Objectives 2) and 4), plus the DP26 : Character and Design:CABE Good Practice Guidance - points 1,3,6 and 8 cited within, plus MSDG 6.3.5.

The design is cogniscent of and supports Principle DG37 : Deliver high quality buildings that minimise their environmental impact : Points 1 and 3 : extending the roof at first floor (using sustainable timber rather than an alternative masonry extension at ground level) thus orientating the design and roof to maximise daylight/sunlight penetration and solar gain, whilst also avoiding solar overheating, utilising sustainable timber for the construction.

In response to :
"The proposed rear dormer is considered to be of a large flat roof design, which is out scale with the original dwelling".

The design of the gables as an 'extension' not as 'dormers' and reflects the examples noted closely follows the principles demonstrated in MSDP 'Roof Design', page 99 : Figure 6C using a proportionate 'hipped' roof design to successfully soften the elevational views, with the ridge height being maintained uniformly in line with point MSDP 6.3.10, and generally DG38's requirements noted in the introduction section.

Additionally the flat area roof equals less than 8% of the whole roof area and therefore is not proportionately large and nor out of scale to the roof as a whole.

The rear elevation design is:
- Balanced proportionally with the gable i.e. in 'thirds' in line with MSDG 6.3.5,
- Below the ridgeline as per 6.3.7,
- The face wall line is set into the rear elevation thus is integral to the roof as per example on MSDG page 98 - top right picture, to work harmoniously and compliment the overall roof form.

Thus meeting all the criteria of DG38 :
• The elevational treatment and overall façade design;
• The placement, proportions and design of windows, doors and balconies;
• A roofscape and form that creates a harmonious composition and minimises the visual impact of downpipes and guttering;
• The appropriate incorporation of dormer windows and chimneys;
• An appropriate palette of good quality materials that are preferably locally sourced.

In response to :

"In addition, the proposed glazing pattern appears cluttered and, due to a large amount of glazing at first floor level, creates a greater sense of overlooking."

Accepted, and note the preceding design has been heavily amended to further meet MSDG 6.3.1 and 6.3.2 with the reduction of the number of windows, the total glazed area and height of the windows, plus a more 'contemporary' design to compliment the existing fenestration and facade. Also note that the original design was intended to particularly to meet MSDG 6.3.2 points 1 and 2 :

- Windows can create a light and airy impression and make a building appear less bulky;
- Grouping windows into vertical bands can help subdivide and break-down the scale of a building frontage;

However we are cogniscent that the MSDC comment above does not agree with the MSDG in this instance on this particular property.

In response to :

Impact on neighbouring amenities
Policy DP26 of the MSDP requires development 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.
As set out above, it is noted that the proposal includes significantly more glazing on the rear elevation at first floor level than the existing arrangement which creates a greater sense of overlooking and can lead to direct views into the neighbouring property's private amenity space.

Accepted, and note the preceding design has been heavily amended to reduce the impact on privacy by reducing the number of windows and the individual window area. We note that any future development in the college field opposite will also be required to afford the residents on No. Turners Mill the same privacy and meet with Policy DP26.

Overall the proposed design changes meet with the Mid Sussex Design Guide checklist : Part One.



Owner: Darren Burns 07826 513940
darren@remedy-consulting.com

Mrs. E. Smith

3 Turners Mill Close
HAYWARDS HEATH
RH16 1NL

Ground Floor Extension and
Loft Conversion/Extension.

date		scale	
JAN26		1:100	
status			
REDESIGN 2			
job no	dwg no	revision	
03TURNM1CL - PRELE		RD2	

PROPOSED : Elevations Comparison