

From: Deborah Lynn
Sent: 06 March 2026 17:19:56 UTC+00:00
To: "beckycarlosp@aol.com" <beckycarlosp@aol.com>
Subject: Proposed loft conversion and dormer window as per DM/23/0550 - Fen Place Bungalow, East Street, Turners Hill
Attachments: Planning application DM/23/0550 - Fen Place Bungalow, East Street, Turners Hill

Dear Mr and Mrs Perez

Reference: DM/26/0329

Thank you for your recent planning enquiry received on the 9th February 2026 regarding the above proposal.

Planning application DM/23/0550 was withdrawn on the 2nd September 2025 as the application had sat invalid for several months, pending the submission of a revised location and block plan. As the planning case officer for the application, I had previously raised concerns regarding the proposal for a 'L' shaped dormer window and roof lights due to the design, form and scale of the dormer window, which was not considered sympathetic to the character of the dwellinghouse. Concerns were also raised regarding the proposed roof lights and potential impact upon the neighbouring property at Weatheridge. I attach the e-mail to your planning agent setting out my concerns in this respect, for your information.

In terms of planning policy, the site lies within the countryside. Any planning application submitted would primarily be assessed against policies DP12 and DP26 of the Mid Sussex District Plan: <https://www.midsussex.gov.uk/planning-building/mid-sussex-district-plan/> and policies THP7 and THP8 of the Turners Hill Neighbourhood Plan: <https://www.midsussex.gov.uk/media/2832/turners-hill-neighbourhood-plan.pdf>. Policy DP26 requires development proposals to be of a high quality design and create a sense of place. A similar stance is set out under policy THP7 of the Neighbourhood Plan which requires the scale, height and form of proposals to fit unobtrusively with surrounding buildings and the character of the street scene. The Council's Design Guide is also a material planning consideration with design principles DG49 and DG52 deemed relevant, plus sections 6.3.5 to 6.3.8: <https://www.midsussex.gov.uk/media/5611/mid-sussex-design-guide-spd.pdf>. Section 6.3.6 states that *'dormer windows should be visually subordinate to the roof slope, enabling a large proportion of the main roof slope to remain visible. Excessively wide dormers are likely to look unsatisfactory as they will often be out of proportion with the existing roof.'* This stance is also reflected under design principle DG52 which encourages smaller cottage style dormers that sit subordinately within the roof slope.

There has been no shift in planning policy since the proposal was last considered and therefore my informal opinion remains that the proposal would not be likely to be supported were a planning application re-submitted. I note your comments that the

proposal would overlook a small business park and would not be visible from neighbouring households, however limited visual impact within the locality does not render a proposal acceptable in design terms.

The Council does not necessarily have an objection in principle to an extension to the roof space, however the design, form and scale of any proposed extension should reflect the character and form of the existing dwelling and surrounding properties. The Council is able to offer further pre-application advice on any revised schemes submitted in line with our planning pre-application service:

<https://www.midsussex.gov.uk/planning-building/planning-pre-application-advice/> .

Consideration should also be given to ensure that the proposal does not adversely impact neighbouring amenities in terms of affecting light levels, outlook and privacy.

The views expressed in this letter are at officer level only and do not prejudice the Council from making whatever decision it considers appropriate on any application subsequently submitted.

I'm sorry that I cannot be more positive in this instance. I hope that the above is of assistance but please get back to me should you have any further queries.

Kind regards

Debbie.

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