

From: planninginfo@midsussex.gov.uk
Sent: 01 November 2025 16:12
To: Catherine Cardin
Subject: Mid Sussex DC - Online Register - Comments for Planning Application DM/25/1996

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Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 01/11/2025 4:11 PM.

Application Summary

Address:	5 The Holt Haywards Heath West Sussex RH16 4XR
Proposal:	Proposed front ground floor extension to extend the existing garage. Side first floor extension over the existing garage and utility room. Hip-to-gable loft conversion with dormers, with juliette balconies to the front elevation. (amended plans received 13.10.2025)
Case Officer:	Catherine Cardin

[Click for further information](#)

Customer Details

Address:	14 Buckeridge Way Off Rocky Drive Haywards Heath
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application
Reasons for comment:	
Comments:	Re: Objection to Planning Application DM/25/1996 at 5 The Holt, Haywards Heath, West Sussex RH16 4XR Dear Sir/Madam, Despite the recent amendments to the proposed design, I wish to confirm that I still object to the application. The changes do not address the fundamental concerns regarding privacy and overlooking.

The proposed rear dormer and rear window would directly overlook my garden and terrace, significantly affecting the private enjoyment of these spaces. It would also result in an unacceptable loss of privacy within my main ground floor living areas, including the kitchen/diner and living room, as well as two first-floor bedrooms.

Therefore I am writing to formally object to the proposed garage extension and dormer development at 5 The Holt, Haywards Heath, West Sussex RH16 4XR (planning reference DM/25/1996). My objection is based on material planning considerations, particularly the unacceptable impacts on privacy, overlooking, and the character of the area, as set out in relevant Mid Sussex District Council policies and guidance.

Privacy and Overlooking:

The proposed rear dormer and rear window would create direct and intrusive views into my property and garden, resulting in a serious loss of privacy. This would cause material harm to residential amenity and is contrary to Mid Sussex District Council District Plan Policy DP26, which seeks to prevent "significant harm" to the amenities of neighbouring properties, including impacts on privacy and outlook.

The proposed rear dormer and rear window would both directly overlook my garden and terrace, significantly impacting the private enjoyment of these spaces. It would also result in a serious loss of privacy within my main ground floor living areas, including the kitchen/diner and living room, as well as two first-floor bedrooms.

Currently, there is no such level of overlooking into my main living areas or garden. The proposed rear dormer and rear window combination would therefore introduce new and harmful visual intrusion into private spaces that were previously secure and secluded. This would affect not only my home but also neighbouring homes and gardens, undermining the principles of good design and amenity protection.

Overbearing Scale and Character Impact:

Beyond the privacy concerns, the extension would appear as an unsympathetic and out-of-scale addition to the property.

The proposed Side Extension (First Floor) and Loft Conversion (Hip-to-Gable) would create a bulk and roof mass that is disproportionate to the existing dwelling and out of keeping with the relatively low-density character of the neighbourhood. The proposal for the enlarged roof would undermine the coherent design of The Holt, originally planned by Countryside to integrate with the local environment.

The increased roof dimension would also obstruct outlook and views over the ancient woodland of Kiln Wood for many residents. At present, the layout of homes along The Holt, Buckeridge Way, and the wider Foundry Gardens estate avoids direct facing windows through staggered housing plots, helping to preserve amenity. The proposed rear dormer and rear window, however, would face squarely towards my property, intensifying issues of overlooking.

Furthermore, the enlarged scale of the dwelling raises questions about the adequacy of on-plot parking provision, which could adversely affect the estate.

DP26 & Mid Sussex Design Guide Considerations:

The Council's Design Guide reinforces DP26 and makes clear that even small-scale developments, including household extensions, must respect the amenity of existing residents. Several key principles are directly relevant:

- DG31-32 (Increased Density): warns against extensions that unacceptably impact adjacent properties, particularly through overlooking.
- DG38 (Architectural Integrity and Sense of Place): the proposed roofline and proposed rear dormer is out of keeping with neighbouring properties, both in scale and proportion, and fails to integrate sensitively with the established character of the estate.
- DG45 (Privacy): states that "direct overlooking of private amenity space from habitable

rooms in neighbouring properties should normally be avoided." The proposal is in direct conflict with this principle.

Conclusion:

For the reasons set out above, the proposed development is contrary to District Plan Policy DP26 and the Mid Sussex Design Guide SPD (2020). The scheme would:

- Result in unacceptable harm to the privacy and amenity of neighbouring residents.
- Introduce an overbearing, out-of-scale extension that detracts from the character of the area.

I therefore respectfully request that the Council refuse planning permission for this application.

Yours faithfully,

A black rectangular box redacting the signature of the sender.

Kind regards