

This application has been prepared with regard to the relevant policies of the Mid Sussex District Council Local Plan, particularly those relating to design quality, local character, and residential development.

Design and Character

The proposal aligns with policies requiring development to respect and respond positively to the character of the surrounding area.

The introduction of off-white horizontal weatherboard cladding represents a high-quality external finish that is consistent with a broader pattern of residential modernisation within Abberton Field and the wider village.

Nearby properties, including *Whistlers* (DM/24/0259) and *Fairhaven* (DM/25/1769), demonstrate a precedent for the use of contemporary materials and updated external treatments.

The proposal does not seek to replicate neighbouring properties, but rather to complement the evolving character of the road using simple, neutral materials, and coherent detailing.

Scale, Massing and Impact

The works relate solely to the external appearance of the property and do not involve any alteration to its scale, footprint, or massing.

As such, there is no impact on:

- the spatial character of the area
- neighbouring amenity (including outlook, light, or privacy)
- the overall built form within the street

The proposal is therefore consistent with policies seeking to ensure that development does not result in harm to neighbouring properties or the wider area.

Materials and Visual Amenity

The selected materials are of a high quality, durable, and appropriate for residential use. The off-white colour palette ensures a neutral appearance that integrates well within the existing road.

A number of original materials, including brickwork, render, roof tiles, windows, and rainwater goods, are retained. This ensures continuity with the existing character of the property and avoids an overly dominant or incongruous appearance.

Overall, the development results in a visual improvement to the property and makes a positive contribution to the appearance of the road and village.

Neighbour and Community Considerations

Before the work began, nearby residents were consulted informally and expressed their support without raising any concerns.

Subsequent feedback has been positive, with the changes viewed as enhancing the appearance of the property and the surrounding area.

Access

The proposal relates solely to changes to the external finishes.

There are no alterations to the existing means of access to the site or parking arrangements.

Existing entrances to the property remain unchanged, and there are no changes to internal circulation or accessibility.

The proposal therefore has no impact on access to or use of the property.

Conclusion

The proposal represents a proportionate and high-quality improvement to the external appearance of the property. It responds positively to the character of the surrounding area, reflects the established pattern of modernisation within the village and road, and utilises materials that are appropriate in both quality and appearance.

The works are limited to external finishes only and do not alter the scale, massing, or footprint of the property. As such, there is no adverse impact on neighbouring amenity or the wider road scene.

The proposal is therefore considered to comply with the relevant policies of the Mid Sussex Local Plan and is respectfully presented for approval.

I would respectfully request that the Planning Officer take into consideration the photographic appendices included with this statement. Should any further information

be required or a visit to the property be beneficial, please do not hesitate to contact me.