

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1786	Case Officer:	Hamish Evans
Application Type:	Householder Application		
Proposal:	Inserting a fire escape window to flat 5 on the first floor on the west elevation.		
Site:	Flat 5, Annandale, Broad Street, Cuckfield, Haywards Heath, West Sussex, RH17 5DW,		
Validation Date	31 Jul 2026	Overall Expiry Date:	28 Aug 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	1 Sep 2026
Target Date:	25 Sep 2026	Recommending Officer Signature:	Hamish Evans

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	3 Sep 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1786

Flat 5, Annandale, Broad Street, Cuckfield, Haywards Heath, West Sussex, RH17 5DW
Inserting a fire escape window to flat 5 on the first floor on the west elevation.
Paul Williams

SUMMARY OF REPRESENTATIONS

No third-party representation letter has been received in respect of this application.

SUMMARY OF CONSULTEES

None received.

PARISH COUNCIL OBSERVATIONS

Cuckfield Parish Council

No comment.

INTRODUCTION

The application seeks planning permission for a first-floor side facing window at Flat 5 Annandale, Broad Street, Cuckfield.

RELEVANT PLANNING HISTORY

None considered relevant.

SITE AND SURROUNDINGS

The application site is located within the built up area boundary of Cuckfield and the surrounding area is predominantly residential in its nature. The existing building is a two-storey building which has been divided into flats. It is characterised by bare brown brick walls, grey slate roof tiles and a mixture of white timber and white uPVC window and door frames. The existing boundary treatment surrounding the site consists of closed board fencing some 1.8 metres in height. There are residential properties surrounding the site, Broad Street is located to the north of the site and a private road is located to the east of the site.

APPLICATION DETAILS

The application seeks planning permission for a first-floor side facing window at Flat 5 Annandale, Broad Street, Cuckfield.

The proposed window is located within the first-floor of the west facing elevation and would be fully obscure-glazed and non-opening up to 1.1 metres from the ground level of the room it is located within.

LEGAL FRAMEWORK AND LIST OF POLICIES

Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Using this as the starting point the development plan for this part of Mid Sussex consists of the District Plan, Site Allocation Development Plan Document (DPD) and Cuckfield Neighbourhood Plan.

National policy (which is contained in the National Planning Policy Framework and National Planning Policy Guidance) does not form part of the development plan, but is an important material consideration.

Mid Sussex District Plan

The District Plan was adopted at Full Council on 28th March 2018.

Relevant policies:

Policy DP26 - Character and Design

Site Allocations DPD

The SADPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

There are no relevant policies.

Cuckfield Neighbourhood Plan (adopted October 2014)

Relevant policies:

CNP1 - Design of New Development and Conservation

Other Material Considerations

Mid Sussex District Plan 2021 - 2039 - Submission Draft (Regulation 19)

The District Council is reviewing and updating the District Plan. Upon adoption, the new District Plan 2021 - 2039 will replace the current District Plan 2014-2031 and its policies will have full weight. In accordance with the NPPF, Local Planning Authorities may give weight to relevant policies of the emerging plan according to the stage of preparation; the extent to which there are unresolved objections to the relevant policies; and the degree of consistency of the relevant policies in the emerging plan to the NPPF. The draft District Plan 2021-2039 is currently at Examination with initial hearings held in February/March 2026. The Council is consulting on Main Modifications which are required to ensure the plan is legally compliant and sound. The District Plan remains at Examination until the Inspector has published his report, until that time only minimal weight can be given to the Plan and this planning application has been assessed against the policies of the adopted District Plan.

Relevant policies:

DPB1: Character and Design

Mid Sussex Design Guide Supplementary Planning Document (SPD)

The Council has adopted a 'Mid Sussex Design Guide' SPD that aims to help deliver high quality development across the district that responds appropriately to its context and is inclusive and sustainable. The Design Guide was adopted by Council on 4th November 2020 as an SPD for use in the consideration and determination of planning applications. The SPD is a material consideration in the determination of planning applications.

National Planning Policy Framework (NPPF) (August 2026)

ASSESSMENT

Character and Design

Policy DP26 of the District Plan relates to character and design. In addition, policy CNP1 of the Neighbourhood Plan has a similar ethos. However, these are considered to have very limited weight as they are materially inconsistent with the NPPF, and greater weight should be given to policy DP3 of the NPPF.

Policy DP3 of the NPPF sets out the key principles for well-designed places. This sets out in part that proposals should respond to their context, so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets.

The proposed window frames will be characterised by external materials similar in appearance to those used in the existing dwelling and the design of the proposal would also be similar to existing windows within the site. Details of the proposed external materials can be secured by a suitably worded condition.

Taking into account the above the proposed works are considered to integrate well with the surrounding area. Therefore, the application is considered to comply with the above part of policy DP3 of the NPPF and the development plan policies.

Neighbouring Amenities

Policy DP26 in part seeks to ensure that new development does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings. It is considered that this policy has very limited weight as it is materially inconsistent with the NPPF and consideration should be given to policies L2 and P3 of the NPPF.

Policy L2 of the NPPF relates to making effective use of land. Part L2(1dii) requires proposals to have '*acceptable living standards for residents and neighbours in terms of access to daylight, sunlight, privacy and external amenity space*'.

Policy P3 of the NPPF relates to living conditions and pollution. Part 2(b) of this policy requires proposals '*Not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers, or unacceptable levels of air, noise, artificial light, water, soil or other forms of pollution on or beyond the site*'.

Policy CNP1 of the Neighbourhood Plan requires development not cause unacceptable harm to the amenities of nearby residents and as such it is considered to be consistent with policies L2 and P3 of the NPPF.

The proposed window will be located in a similar location to an existing first-floor window within the same elevation and the proposed window will be obscure-glazed. As such it is considered that there would not be direct views into neighbouring properties private amenity space.

As such the proposal is not considered to cause unacceptable harm to the amenities of nearby residents. The proposal is therefore, considered to comply with the above-mentioned part of policies L2 and P3 of the NPPF and policy CNP1 of the Neighbourhood Plan.

Biodiversity Net Gain

Biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990. Under the statutory framework for biodiversity net gain this application comprises development below the de-minimis threshold meaning that this development is exempt from providing biodiversity net gain.

PLANNING BALANCE AND CONCLUSION

In conclusion, due to the design, scale, position and nature of the proposed works they would integrate well with the surrounding area and they would not cause unacceptable harm to the amenities of nearby residents. The application is also exempt from the requirement to provide biodiversity net gain.

Therefore, the application complies with policies DP3, L2 and P3 of the NPPF and the relevant development plan policies.

Decision: Permission

Case Officer: Hamish Evans