

Andy Watt BSc (Hons), MTP1, MRTPI
Senior Planning Officer
Development Management
Mid-Sussex District Council
Oaklands
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Date 20 February 2025
Your ref DM/24/2214
Our ref NA/408920.1

Dear Mr Watt,

Town and Country Planning Act 1990 (as amended)

Proposal: Change of use from dwelling (Use Class C3) to care home (Use Class C2) including erection of side and rear extensions to the main building and roof extension above existing garage to the coach house.

Location: Lingworth, 17 Oathall Road, Haywards Heath, West Sussex

I write further to your email and the attachments received on 13 January 2024 in relation to the above referenced application for planning permission.

I can now respond to the various consultee replies that you have referred to as follows. I also enclose revised plans for consideration as set out later in this letter.

- 1. Highways** - it is noted that you have confirmed that there are no objections to the proposed scheme from the Local Highways Authority which is welcome news.
- 2. Drainage** - it is noted that as regards to the current objection on drainage grounds, following the submission of the drainage report prepared by the Civil Engineering Partnership to you on 28 November 2024, that you are awaiting receipt of further comments from the consultee. It is to be hoped that the report submitted overcomes the concerns that have been expressed. I'd also like to confirm that the applicant has commissioned works by a specialist contractor, Ashdown Site Investigations to undertake groundwater monitoring and infiltration rate testing and we will provide a report of these investigations in due course.

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3. **Conservation Officer** - the design team has considered the various objections made by Emily Wade, the Council's Conservation Officer and we respond to these in the following terms.

In summary the grounds for Ms Wade's objections to the scheme as submitted cover the following matters and I include our responses to each:

- Inconsistencies in the plans with respect to the coach house – we apologise for this oversight and hereby submit revised drawing PL_134_00 Rev 06 that provides consistent proportions to the proposed dormer windows.
- Size and scale of the two-storey side and rear extension – firstly, Ms Wade suggests that the scale of the extension is even larger than the design presented at pre-application stage. I can confirm that this was the case as the extent of accommodation to be proposed was subsequently discussed with the applicant post pre-application. In light of Ms Wade's concerns, the scale of the side and rear extension to the main building has been reduced so it is visibly subservient to the host building. The single storey element closest to the southern boundary has been completely removed and the two-storey side element has been pulled further back from the front elevation to the line of the second chimney breast. Notwithstanding the reduction in scale now proposed, as regards to the large decorative stained-glass window to the rear stairwell, in order to produce a design that is financially viable to implement, this window whilst remaining in situ, must be internalised to provide the additional required floorspace to the rear of the building. The revised drawings detailing the proposed revisions are listed below.
- Works to the pool house – we welcome Ms Wade's comment that the proposed works to the pool house are not considered to be contentious.
- Alterations to the existing house – whilst Ms Wade welcomes the removal of the guard rail at main roof level, she objects to the proposed replacement of the two-storey front extension with the first-floor extension with open sided covered space at ground floor level. In light of these objections, the proposal is now to just remove the front two storey extension and make good to the original front elevation. We trust these works find favour and will be considered a benefit in heritage terms by Ms Wade.
- Proposed works to the coach house – we welcome Ms Wade's comments that the proposed works to the coach house are not considered to be contentious and as already mentioned, have addressed the

comment made in relation to the inconsistencies of the current submitted drawings with the enclosed revised drawing.

- Landscaping scheme including removal of tennis court and flood lights – we welcome Ms Wade's view that the removal of the tennis court and flood lights are a benefit in heritage terms subject to the caveat that part of the tennis court would be replaced by the provision of a parking area which is required in order to provide an adequate level of on-site car parking provision for the proposed use.
- New garden pavilion – we note Ms Wade expresses concern at the current proposed design for the garden pavilion building and requests amendment to its design. The architects have reduced the size of this building by around 0.5m in both dimensions but we are reluctant to amend the design. It is simply designed low scale structure, with a green roof tucked away at the rear of the site and in our view has minimal impact on the wider area. Furthermore were this to be proposed to be constructed if Lingworth were a dwelling in Class C3 use, it could be built using permitted development rights. We attached revised drawing PL_131_00 Rev 01.

To address the various points addressed above, we attach the following series of revised plans:

- Proposed Site Plan (drawing no PL_301_00 Rev 06).
- Proposed Ground Floor Plan (drawing number PL_123_00 Rev 06).
- Proposed First Floor Plan (drawing number PL_124_00 Rev 06).
- Proposed Second Floor Plan (drawing number PL_125_00 Rev 04).
- Proposed Elevations (drawing number PL_129_00 Rev 07).
- Landscape layout scheme (drawing number PL_130_00 Rev 05).
- Proposed Garden Pavilion Floor Plan and Elevations (drawing number PL_131_00 Rev 01)
- Coach House Proposed Plans and Elevations (drawing number PL_134_00 Rev 06).

4. **Ecologist** – our last exchange of correspondence on this matter was your email dated 5th December 2024 that attached the further comments from Place Services following submission of the Protected Species Survey report to you on 7th November 2024.

Having consulted with the applicant and consultant team, we are keen, if at all possible, to secure a permission in advance of having to undertake the requested



additional surveys as this would allow detailed design work to commence as soon as is possible.

I have therefore been asked to request whether it is possible, as an exception, to agree to the imposition of a suitably worded planning condition the effect of which would be to prevent any construction works commencing until the further bat surveys have been undertaken, the results of the surveys submitted to the Council and approval given to conclusions presented therein.

5. **Tree Officer** – the comments from the tree officer are noted. The applicant has agreed to making the requested amendment to the scheme by proposing the removal of the Holm Oak for the reasons highlighted by the tree officer and replacing it with an appropriate alternative tree in a new location as shown on the enclosed revised proposed site plan (drawing no PL_301_00 Rev 03).

May I please ask you to accept the attached drawings as revisions to the scheme drawings originally submitted.

I look forward to hearing from you further once you have assessed the above and enclosed documentation.

Yours sincerely

A handwritten signature in black ink that appears to read "Nigel Abbott".

Nigel Abbott
Director of Planning
For and on behalf of DMH Stallard LLP

Enc

Cc L Shookhye Esq – Adelaide Healthcare Limited
Ms E Hatton – Buchan Rum Architects