

Mid Sussex District Council
Oaklands
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Date: 07/07/2026

2270 – More House, Copyhold Lane – PD Planning Cover Letter

Dear Mid Sussex Planning Department,

I am writing in support of the enclosed application seeking confirmation that the proposed single-storey side extension extending beyond the rear elevation at More House, Copyhold Lane, constitutes permitted development.

This application is a revised submission following the refusal of the previous proposal. The refusal related solely to the design of the proposed windows and doors, with the Council concluding that they would not provide a sufficiently similar visual appearance to those of the existing dwelling for the purposes of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

During discussions following the refusal, the case officer advised that the proposed fenestration could be made acceptable by:

- removing the horizontal glazing bars;
- ensuring that the arrangement of glazing panes more closely reflected those of the existing dwelling, with equal pane proportions; and
- matching the proportions of relocated windows to those of the existing openings.

The revised proposal has been amended specifically in response to this advice.

The changes include:

- removal of all horizontal glazing bars to create simple glazed panes;
- equalisation of glazing proportions to the French doors and sidelights so that all panes are consistent with the existing dwelling;
- revision of the side window to replicate the exact proportions of the existing window opening

The proposed window and door material, finish and slimline aluminium frame profile remain unchanged and are identical to the existing windows within the property. As these elements were not identified as concerns within the previous decision, it is understood that they satisfy the requirement that materials be of a similar appearance.

The previous officer's report also confirmed that all other aspects of the proposal comply with the limitations and conditions of Class A. Consequently, the only matter requiring amendment related to the visual appearance of the proposed windows and doors.

The revised design has therefore been prepared to address each of the concerns raised by the Council. The fenestration now reflects the proportions, glazing pattern and overall appearance of the existing dwelling while maintaining the contemporary detailing already present within the property.

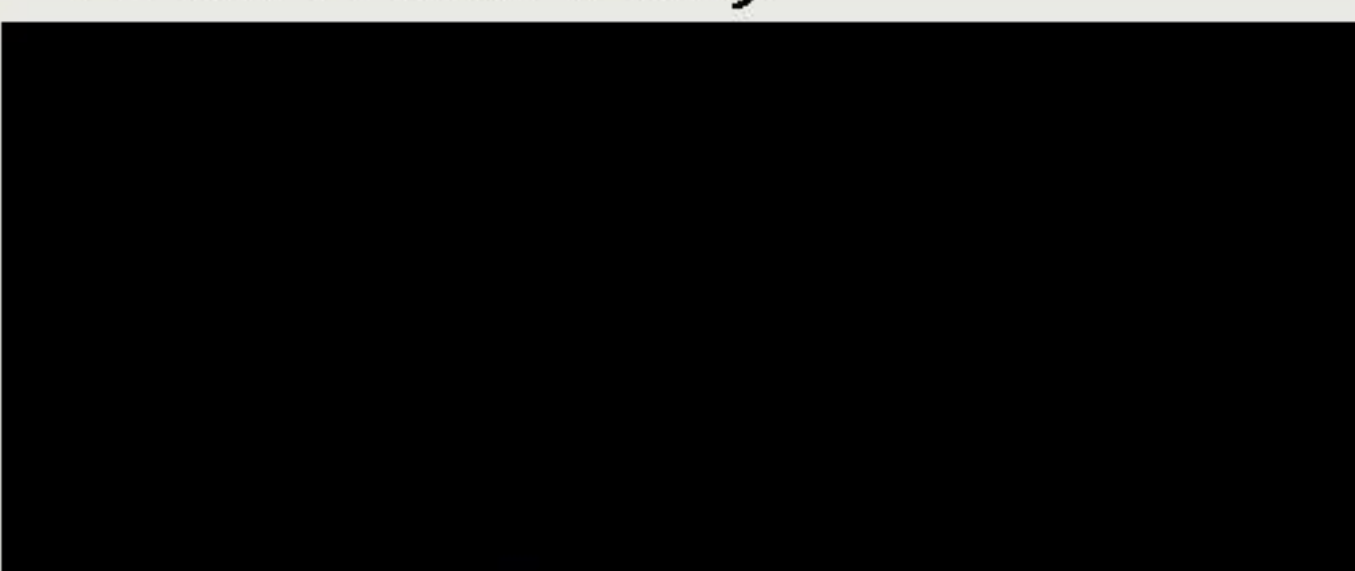
For completeness, the proposal also continues to satisfy all other relevant provisions of Schedule 2, Part 1, Class A, including:

- the extension is single storey with an overall height not exceeding 4 metres;
- it extends no more than 3 metres beyond the original rear wall;
- it is not forward of the principal elevation;
- it does not exceed half the width of the original dwellinghouse;
- the eaves height complies with the relevant limitations;
- the proposal does not cover more than 50% of the curtilage of the original dwellinghouse;
- the property is not subject to an Article 4 Direction or other designation removing permitted development rights; and
- no other permitted development restrictions apply.

Taking the above into account, it is considered that the proposal fully complies with the requirements of Schedule 2, Part 1, Class A and that the reason for the previous refusal has been comprehensively addressed.

Accordingly, we respectfully request that a Lawful Development Certificate be granted. Please do not hesitate to contact me should you require any further information or supporting documentation.

Yours faithfully



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