

[REDACTED]
10, Summerhill Drive
Lindfield
16th October 2025

Dear Stefan Galyas
Mid Sussex Planning Officer
Ref: DM/25/2139:

I am writing to object to the resubmitted planning application DM/25/2139 for the property at Esmeralda Cottage, 43 West Common, Lindfield, Haywards Heath. The resubmitted design is identical to the original submission and disregards the concerns of the Lindfield Parish Council and neighbouring properties in relation to the overbearing nature of the construction and the loss of character and architectural features. This original Turner House has previously been recognised for its sympathetic design to the Turner aesthetic, with a Lindfield Society Design award for an extension in 2019.

The proposed development if approved would be unacceptably overbearing and would result in a significant impact and loss of privacy to 10, Summerhill Drive, Lindfield, Haywards Heath. Additionally, it would also have a severe detrimental effect on the outlook of number 10 Summerhill Drive and would remove historic and characterful architectural features typified in the local area contrary to a number of Policies, Guidance, Principals and Statements highlighted below.

The Development is Overbearing constituting a significant impact on the outlook of number 10 & 11 and an unacceptable invasion of privacy.

The extension includes three, full-height, gallery-style doors and a window that directly overlook all first-floor bedroom windows of 10 Summerhill Drive. The proposed development will create uninterrupted views directly into the master bedroom and our child's bedroom on the first floor. Number 10 has a very short rear garden, and the extension protrudes from the current room line on a dormer by 2.5 metres, creating a viewing platform with multiple uninterrupted sight lines directly into 10 Summerhill's living space from a relatively short distance.

Being second floor level, the extension is unusually high compared with other local housing and there are no similar height buildings in the local area. It is the height that affords this development to have uninterrupted views across the hedge currently shielding both houses (43 West Common and 10 Summerhill) from each other.

Stefan Galyas
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Ref: DM/25/2139
16th October 2025
Page 2

Additionally, as the development overlooks our child's bedroom the development raises material safeguarding issues.



The photo is taken from our child's bedroom. It shows the hedge that shields the properties from each other and the proposed development superimposed. The potential sight lines and outlook from number 10.



This second photo is taken from the master bedroom of 10 Summerhill. The 6-metre-wide structure will remove the chimney and create a balconied platform above the hedge for direct and uninterrupted views into the first-floor bedrooms of number 10.

Additionally, the enclosed evidence also shows the significant impact on the outlook of 10 Summerhill Drive from all the bedrooms to the rear of number 10, which will now be dominated by full height doors on a proposed 'viewing gallery' and opening and a 'Juliet Balcony' enabling the occupants, to stand and lean across the balcony and get uninterrupted views of 180 degrees of the all private dwellings in the area.

Principals & Policies Relating to Privacy

- Principal DG42 of the Mid Sussex Design Guide SPD (Ref: Page 122) - The proposal contravenes Principle DG42 of the Mid Sussex design guide which clearly states Applicants will need to demonstrate how privacy will be maintained between new and existing development & Direct overlooking of private amenity space by habitable rooms in neighbouring properties should be avoided.
- Policy DP26 of the Mid Sussex Local Plan (Ref: Page 76) – The development is contrary to the Mid Sussex Local Plan on respecting the privacy of existing residents. The local plan states that the development should not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking into account the impact on privacy, outlook daylight and sunlight, and noise, air and light pollution.

Contravention of the MSDC Design Guidance

The dormer is a flat roofed block extending 2.5 m out from the top of the roof at a width of approximately 5.5 m and includes double opening floor to ceiling glazed doors and a separate floor to ceiling glazed window. The double doors will have a Juliet Balcony.

The dormer starts at the top of the roof line and extends down to the lower hip of the roof. In total this constitutes the top 75% of the total roof height. The full-height dormer and balcony extends asymmetrically across the width of the roof approximately 80% of the ridge. The development creates a viewing platform from which with the doors open a person could stand lean across the balcony and have uninterrupted sight lines directly into both number 10 and 11 Summerhill Drive.

MSDC Dormer Window Design Guidance –

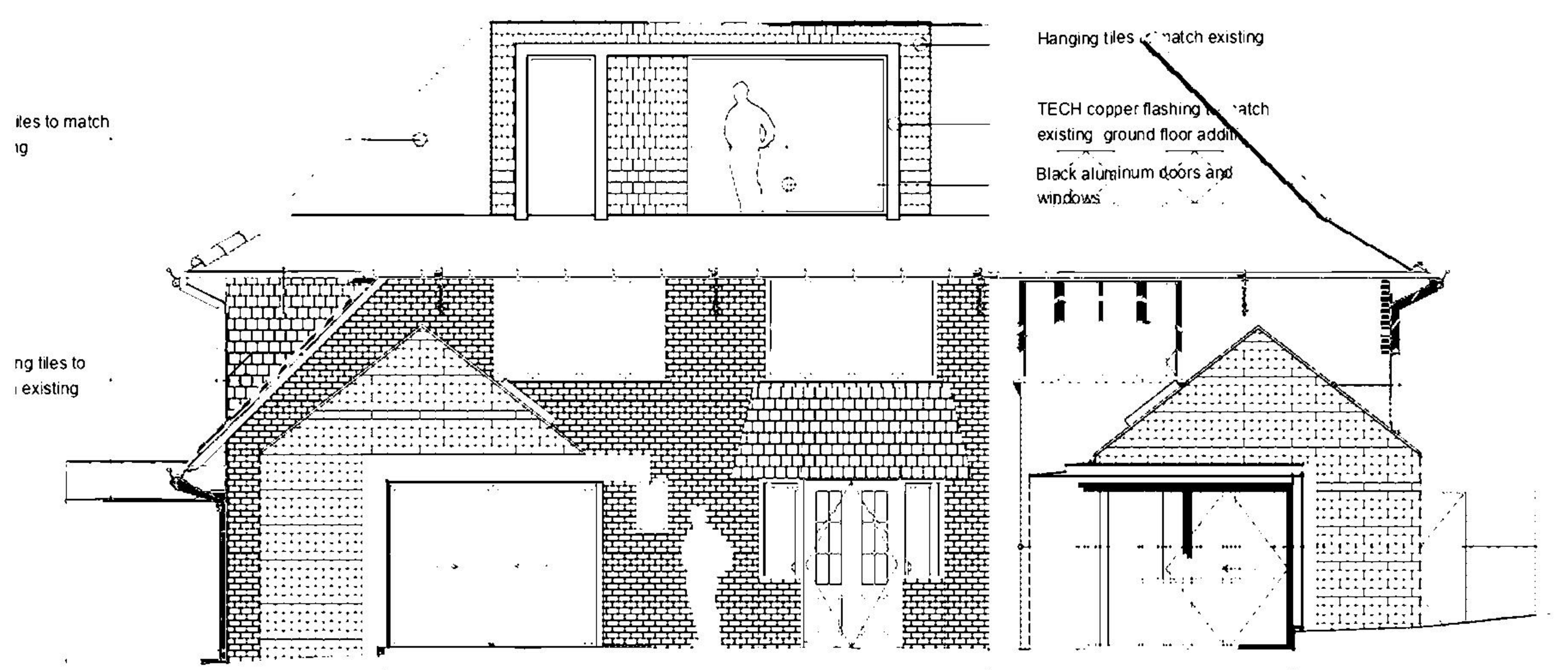
The proposed development does not follow the MSDC Dormer Window Design Guidance.

- The Function of the space should not be used to increase the space available or to increase the headroom.
- A dormer should be small in scale and not dominate the roof slope.
- Dormers should be well proportioned and respect the symmetry of the existing building.
- Dormer windows should be visually subordinate to the roof slope.
- The design of the dormer should be sympathetic to the period of the dwelling.

MSDC Loft Conversions and Roof Extensions Design Guide

- The development contravenes Principal DG 52 on Loft Conversions and Roof Extensions from the Mid Sussex Design Guide SPD as detailed below on pages 132 and 133 clearly showing the proposed dormer is not compliant with the design guide in Figure 9H.
- It also fails the entire checklist on page 133, DG49, DG50, DG51 and DG52.

Below: The drawing of the proposed extension to 43 West Common.



Below: Against the Design Guide Illustration which is an exact match of what is not permitted.



Figure 9H: Large flat-roofed angle dormer out of scale with the original dwelling.

9 Household Extensions

Roof Extensions



Principle DG52: Loft conversions and roof extensions

A loft conversion is a space efficient means of extending the amount of living accommodation in a dwelling. Roof accommodation is normally reliant on dormer windows and rooflights to provide light and ventilation. However, if they are out of scale or out of character with the roofscape and proportions of a dwelling they can have an adverse impact on the character of both the dwelling and the streetscape.

The roof pitch and form are intrinsic to a building's character and roof extensions should be sensitive to this. Roof extensions and dormer windows that alter the existing ridge of the roof or significantly alter the roof profile of a building will not normally be acceptable, particularly on the front roof slope, and where there is a strong established roofline.

Where a clear rhythm of fenestration is established, the position and proportion of dormer windows should respond to existing windows and / or doors.

Further guidance on dormer windows and rooflights is provided in chapter 6 under sections 6.3.5 to 6.3.8.

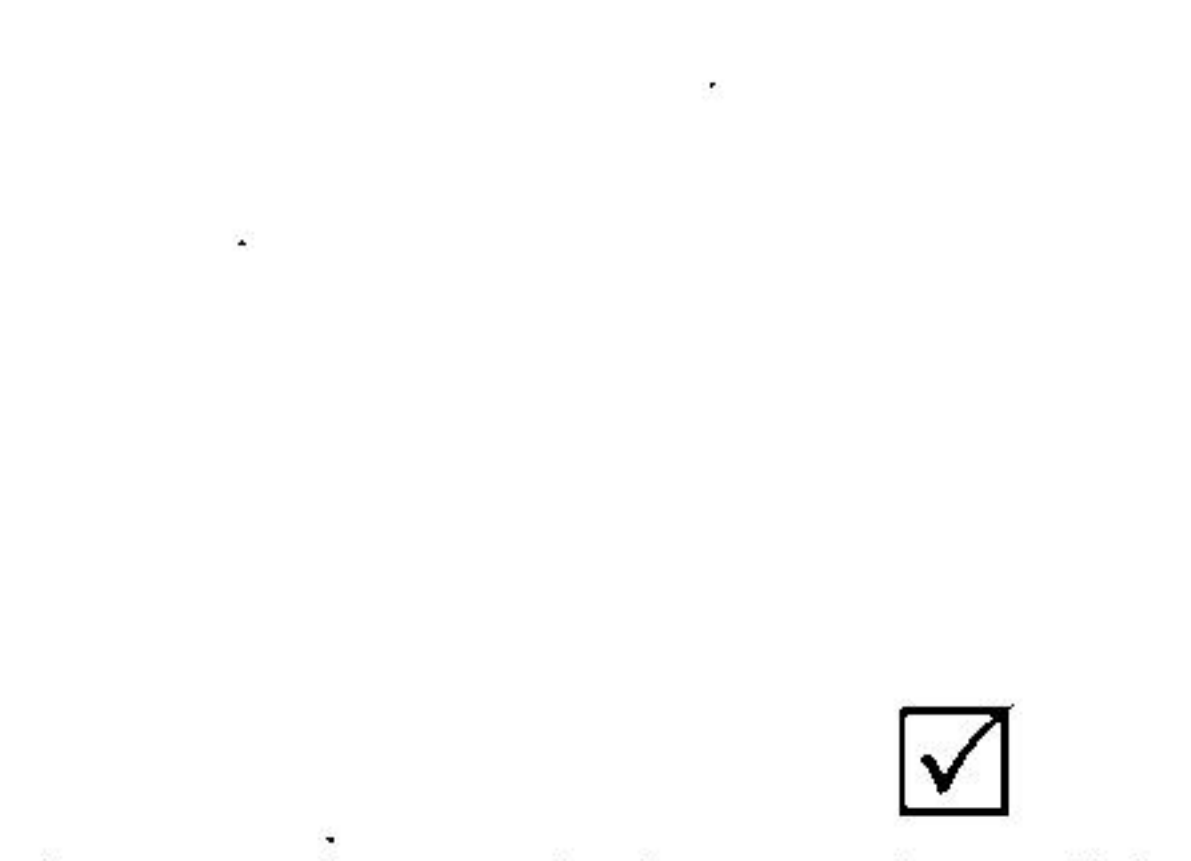


Figure 9F: Loft conversion incorporating rooflights

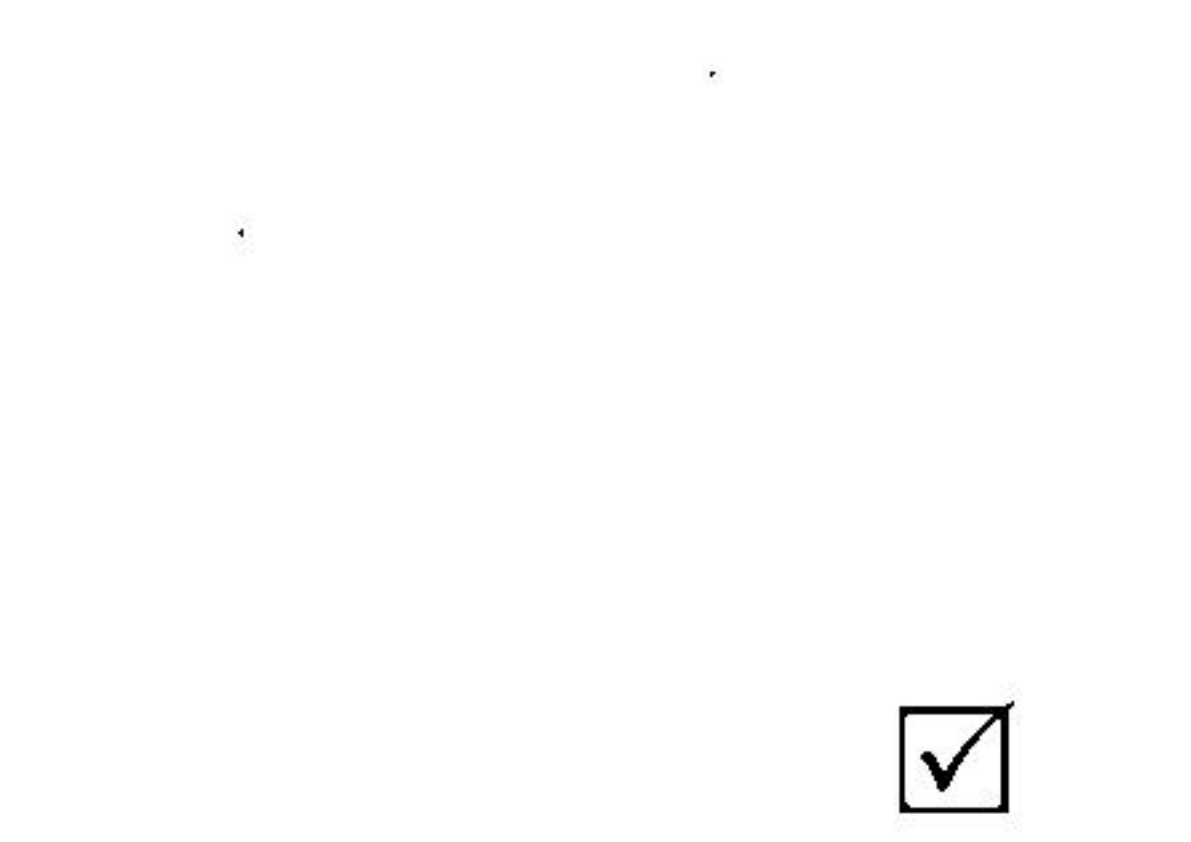


Figure 9G: Loft conversion incorporating dormers

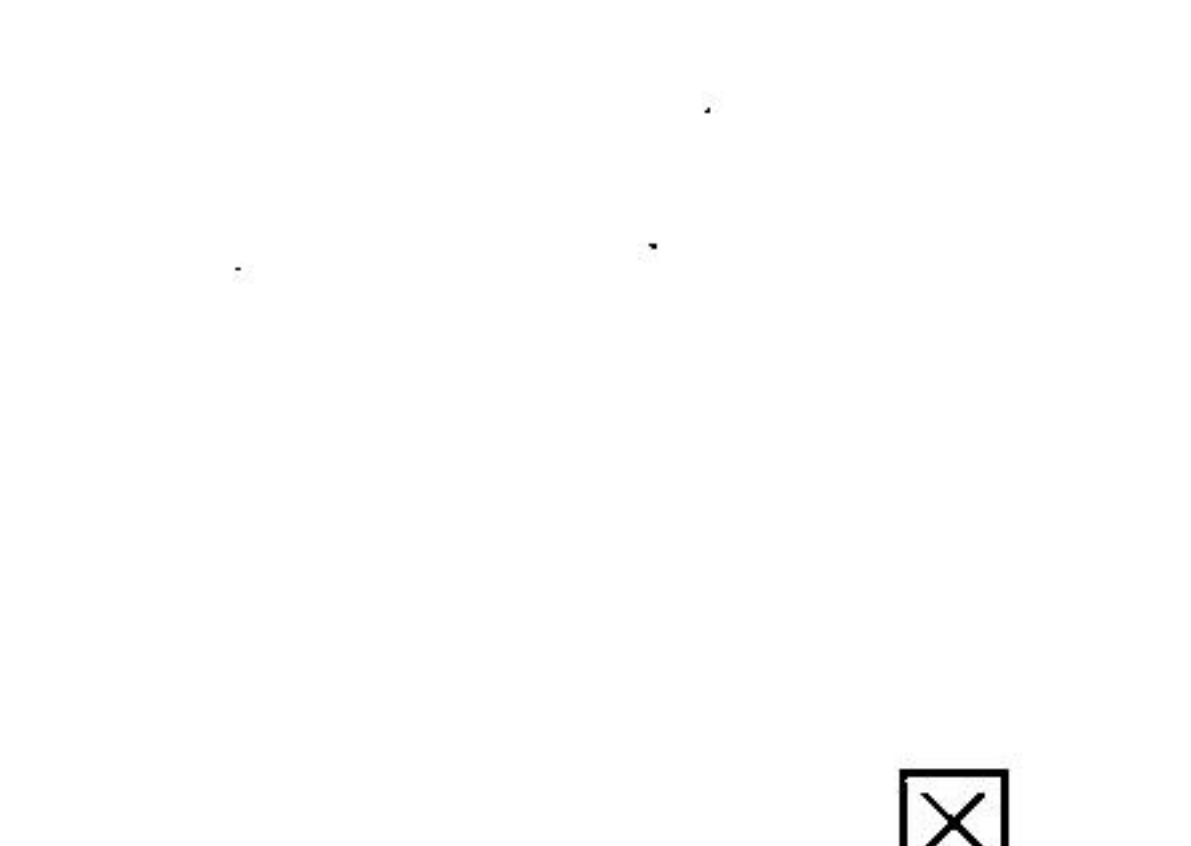


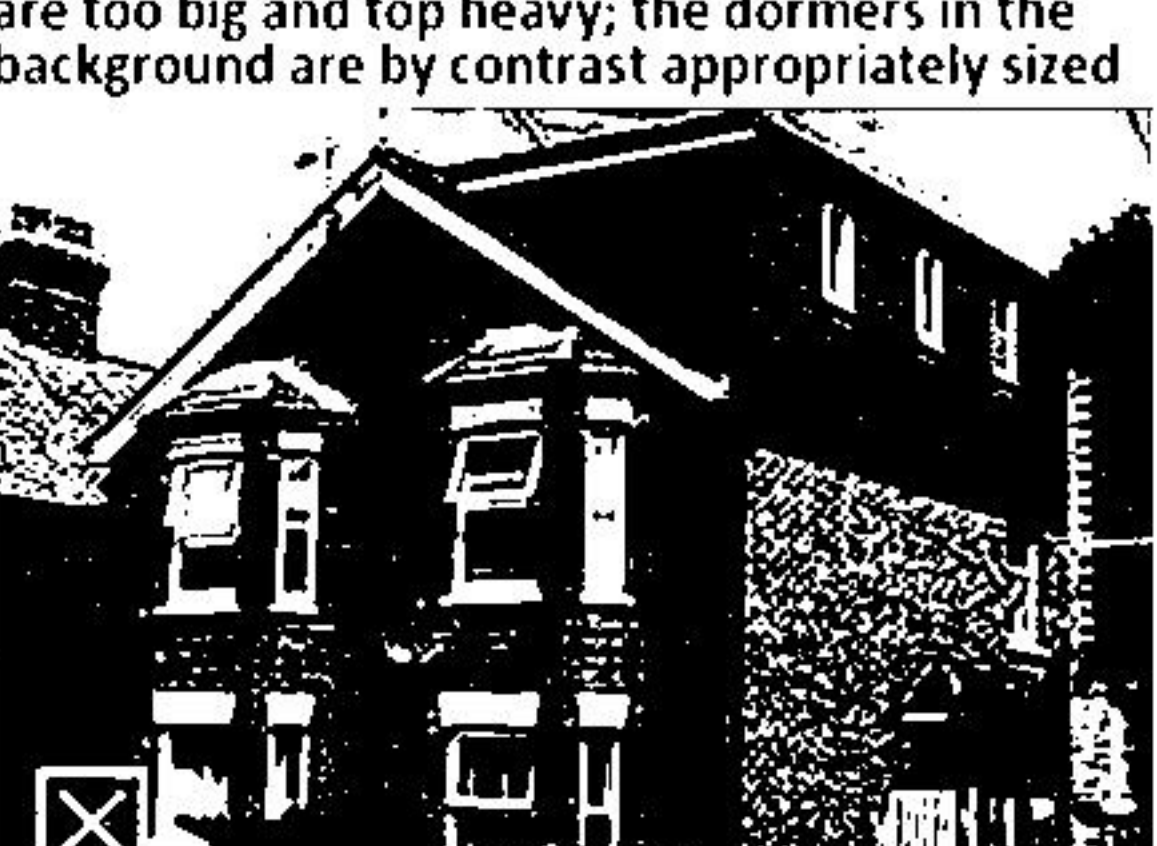
Figure 9H: Large flat roofed single dormer out of scale with the original dwelling



Dormers successfully integrated into the roof to provide additional space



The dormers in the foreground were added and are too big and top heavy; the dormers in the background are by contrast appropriately sized



This over-sized dormer undermines the shape and symmetry of this gable frontage.

132

Mid Sussex Design Guide SPD

The design does not meet **ANY** of the principles for Roof Extensions in the checklist on page 133.

- × Responding to the local Character
- × Consider your Neighbours
- × DG 49 Consider your Neighbours
- × DG 50 Front and Side Extensions – In relation to the side changes to the side elevation and removal of the existing dormer
- × DG 51 Rear Extensions
- × DG 52 Loft Conversions and Roof Extensions

9 Household Extensions CHECKLIST			How to use This table provides a checklist for use by both the applicant and planning officer to check that appropriate consideration has been given to the design of a household extension as part of an application.
PROCESS: Have you read, understood and applied the principles set out above? PROCESS: The adjacent table summarises the key principles set out within this section and can be used by applicant and officer as a checklist. The applicant is expected to meet the requirements of all relevant Principles (ie a tick in each box) or provide a justification for failure to do so.	PRINCIPLE	DESCRIPTION	CHECK
	Responding to Local Character	Has the applicant demonstrated how the proposal responds to and respects the character of the area and the immediate neighbourhood?	
	Consider your Neighbours	Has the applicant considered and demonstrated that the proposal does not cause significant harm to neighbouring properties in relation to overshadowing, privacy or an oppressive or overbearing impact?	
	DG49: Responding to Original Property	Is the extension a simple, uncomplicated building form that compliments and coordinates with the scale, form and massing of the original dwelling? The original building should remain the dominant element of the property. Do the materials proposed match those of the existing dwelling or has the applicant demonstrated the appropriateness of the alternatives proposed? Is the roof form appropriate to the original dwelling? Generally this should be constructed with the same angle of pitch as the existing roof. Does the proposed extension respond to the existing pattern of window and door openings?	
	DG50: Front and Side Extensions	Does the front extension, canopy or porch reflect the character of the property in terms of scale, details and materials? Does the side extension respond to the character of the street? Does the side extension retain important gaps within the street scene and avoid creating a 'terracing effect'?	
	DG51: Rear Extensions	Does the rear extension respond to the character of the existing dwelling and avoid impacting on adjacent buildings and gardens?	
	DG52: Loft Conversions and Roof Extensions	Are any proposed dormer roof extensions set within the roof slope? Does the position and proportion of dormer windows respond to the location of existing windows and/or doors?	

The Negative Impact on the Local Character and the Removal of Recognisable and Architecturally Important Features.



The above photo shows number 43 and the proposed development highlighted, it shows the continuity of similar Turner designed or influenced buildings with similar distinct features.

West Common includes several Harold Turner designed residences of which includes 43 West Common and form a recognisable townscape and entry from Haywards Heath into Lindfield. They all sit all side by side to create a cohesive and recognisable townscape character which is recognised within the Lindfield and Lindfield Rural Plan. They display distinctive and recognisable features synonymous with Turners Sussex Vernacular design. These include the simple and classic roof lines, and the hipped clay hung roof, a tall brick-built chimney, proportional dormers and diamond leaded windows.

The proposed development will demolish the chimney and remove the existing diminutive and characterful dormer window entirely in the process levelling the side of the house. The chimney and existing dormer windows are clearly visible from both the front and rear of the property. The development replaces the simple and elegant lines of the roof structure with a modern style block-built dormer window, extending floor to ceiling and without the diamond leaded glazing all of which is totally out of character with Turners designs seen on

43 West Common and other 'Turner' buildings and the character of the locally important Lindfield access route.

Award Winning Design - Esmeralda Cottage has previously been extended and in 2019 won a design award from Lindfield Society. This specifically calls out the symmetry of the roof slope and sympathy to the original Turner design. These features recognised in the 2019 award will be lost including the prominent chimney shown on the below Lindfield Society website.



Esmeralda Cottage, West Common

This award acknowledges an excellent example of a seamless side extension to a Turner house, sympathetically designed to be in keeping with the character of the property. Reclaimed building materials have been used, and a bespoke window on the front façade replicates the original windows. The symmetry of the roof slope provides a pleasing and timeless appearance.

- **DP26 of the Mid Sussex Local Plan on Character and Design**

Mid Sussex has a high quality built and natural environment and this requires the design of new development to respect the character of towns and villages as well as the character of the buildings. The policy requires high quality in design with new development that contributes positively to the private and public realm (including streets and open spaces), protects valued townscapes, and creates accessible environments.

- **The Lindfield & Lindfield Rural Plan (LLRNP) Ref: Page 13** Identifies West Common and 43 West Common within a designated area of **Townscape Character**
- **Contravenes Policy 4 of the LLRNP Ref: Page 28 paragraphs 4.29 to 4.32**
 - 4.29 Defines the character townscape as being important to residents and individual to a particular area. It states that the Village Design Statement should be considered supplementary to the Planning Guidance in the MSDC.
 - 4.30 The policy states that applicants must demonstrate in their design and access statements the way in which the proposals have regard to the defined townscape character of Lindfield. It is the intention of this to ensure that this conserved and, where possible enhanced by any new development proposals.

- 4.31 States that DP24 in the district plan requires that “all development, including alterations and extensions to existing buildings, and surrounding spaces will be well designed, reflect the distinctive character of towns and villages.
- 4.32 Expects that proposals for development lying within an area of Townscape Character to demonstrate they have paid special regard to the distinct character of the area.
- **The Lindfield Village Design Statement of 2011** paragraph 3.1 focus on the route into Lindfield from Haywards Heath along West Common, it reflects that there is no distinct boundary and therefore highlights the importance to protect the character of this route.

The proposed development compromises the guidelines specifically.

- **Guideline 4** – Development on approach roads should be protected from inappropriate development.
- **Page 31 Group 7** – Identifies West Common as a distinctive townscape to be protected and specifically identifies ‘Turner’ inspired and designed houses.
- **Guideline 36** – References sensitive design to reflect established use of architectural traditions and materials. The list of such features includes Windows, Brickwork, Hipped Roofs and Chimney Stacks.



10 Summerhill Drive, Lindfield