

From: Debbie Marriage <debbie@djmtpl.co.uk>
Sent: 26 January 2026 15:05:30 UTC+00:00
To: "Andrew Horrell" <Andrew.Horrell@midsussex.gov.uk>
Cc: "Chris Smith" <chris@edgewayarchitecture.co.uk>
Subject: Re: DM/25/3095 - 40 Gander Hill Haywards Heath West Sussex RH16 1QX
Attachments: EA0147.PL3.pdf, EA0147.PL3.pdf, 1000009264.jpg, 1000009255.jpg

Hi Andrew

We have further investigated the issue of the neighbour's windows against the BRE *Site Layout Planning for Daylight and Sunlight* guidance, and we would like to clarify why the proposal would not result in unacceptable harm to neighbouring residential amenity.

The neighbour asserts that the SW facing side window is the "primary source of light to the main living room" as the living room is "enclosed to the south east by a porch". As the attached photos show, there is no porch on the SE elevation of the property. There is a fully glazed door and two side windows. The door is recessed, but it is not "enclosed" by a porch. The letter is misleading in this regard.

The photographs demonstrate that is a secondary, side-facing window serving the living room, rather than the primary source of daylight to that room. The glazed door and two flanking windows face south-east, and are at least equal to if not greater in glazed area compared to the side window. They therefore provide at least as much daylight to the living room as the side window, if not more. The SE facing glazed areas are entirely unaffected by the proposed development and will continue to receive good levels of natural light throughout the day.

I attach dwg EA0147.PL3 by Edgeway Architecture, with the 25 degree line drawn. This shows that the proposed extension may marginally intersect the 25-degree line at its uppermost point. However, the BRE guidance is clear that this test is a rule of thumb rather than a definitive standard, and that minor infringements do not automatically equate to a harmful loss of daylight. In this instance, the extent of any encroachment is very limited and does not give rise to a material reduction in light.

Taking all of the above into account, it is considered that the proposal complies with the relevant daylight guidance and would not result in an unacceptable loss of natural light or harm to the living conditions of the occupiers of No. 42. No more detailed daylight assessment is necessary to demonstrate this.

I trust this clarification is helpful, but please do not hesitate to contact me should any further information be required.

kind regards

Debbie

DJM Town Planning Ltd
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Mob: 07579 822550

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Company No: 16472027 Registered Office: 85 Church Rd, Hove, East Sussex, BN3 2BB, England, U.K



Chartered Town Planner
Royal Town Planning Institute

On 21/01/2026 17:15, Andrew Horrell wrote:

Debbie,

Many thanks for this and the roof plans.

In terms of BRE guidance, my understanding is that as the affected side window at No.42 faces the proposed first floor rear extension, it would be judged by the 25° rather than 45° rule of thumb.

Kind regards,

Andrew Horrell BA (Hons) MSc Town Planning
Planning Officer
Development Management

andrew.horrell@midsussex.gov.uk (mail to
andrew.horrell@midsussex.gov.uk) <http://www.midsussex.gov.uk>

01444 477446

Working together for a better Mid Sussex



From: Debbie Marriage <debbie@djmtpl.co.uk>

Sent: 21 January 2026 15:18

To: Andrew Horrell <Andrew.Horrell@midsussex.gov.uk>

Subject: Re: DM/25/3095 - 40 Gander Hill Haywards Heath West Sussex RH16 1QX

Hi Andrew

Chris has looked at the relationship between 40 and 42, and the new first floor rear extension.

We have employed the BRE 45 degree rule to assess this relationship.

Using the 45 degree rule on the vertical plane, it is clear that the proposed first floor extension would not interfere with light to no. 42 - see plan EA0147.PL3.

On the horizontal plane, it is clear from looking at the block plan on PL2 B that the rear extension does not extend beyond the rear elevation of no. 42, therefore the 45 degree rule on the horizontal plane is clearly complied with.

With the 45 degree rule assessed in both plan view and elevation view, we conclude that the proposed first floor extension will not result in harm to the amenity enjoyed by the neighbour by way of loss of daylight.

The 45 degree rule is a simple but effective, and well established, method of determining the impact of development on light to adjoining properties. We anticipate that with this information you will be able to support the application.

Please let me know if there is anything else I can assist with.

Roof plan also attached - PL4

kind regards

Debbie

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Royal Town Planning Institute

On 20/01/2026 17:18, Andrew Horrell wrote:

To Miss Marriage,

DM/25/3095 – 40 Gander Hill, Haywards Heath - Proposed first floor rear extension to form bedroom, and a new porch and roof dormer to front elevation

Having visited the site and the neighbour who commented on the application (No.42), I feel that it appears that significant will be

caused to light in terms of impact on the living room at No.42 from the proposed first floor rear extension.

You can therefore, either produce a light report to look to prove significant harm is not caused or remove this element from the proposal.

I cannot see any great issue with the other elements of the proposal i.e porch and front dormer serving the landing.

Coupled with this, is there an existing and proposed roof plan showing what the front dormer windows will serve in the roofslope?

I look forward to hearing from you.

Kind regards,

Andrew Horrell BA (Hons) MSc Town Planning
Planning Officer
Development Management

andrew.horrell@midsussex.gov.uk (mail to
andrew.horrell@midsussex.gov.uk) [http:
//www.midsussex.gov.uk](http://www.midsussex.gov.uk)

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From: Debbie Marriage <debbie@djmtpl.co.uk>
Sent: 07 January 2026 15:29
To: Andrew Horrell <Andrew.Horrell@midsussex.gov.uk>
Subject: DM/25/3095 - 40 Gander Hill Haywards Heath West
SussexRH16 1QX

Dear Andrew

I am agent for this application. I have messed up (to put in mildly) and submitted an earlier version of the scheme in error. The correct version is Rev B, attached. You will see it has a front dormer, and rooms in the roof space. I expect you will have to re-consult 21 days, and amend the description, but I anticipate that this is all do-able within the scope of this application. Happy to agree an EoT as needed.

I am very sorry about this, please accept my apologies.

kind regards

Debbie

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Chartered Town Planner
Royal Town Planning Institute

----- Forwarded Message -----

Subject: Acknowledgement Letter for Application No DM/25/3095 - 40
Gander Hill Haywards Heath West Sussex RH16 1QX

Date: Fri, 5 Dec 2025 9:40:14 +0000

From: mpc@midsussex.gov.uk

To: debbie@djmtpl.co.uk

Please find attached the acknowledgement letter for application reference DM/25/3095. This is sent from an unmonitored address. Please do not respond to this email.

Regards

Service Support Team, Mid Sussex District Council, Oaklands,
Oaklands Road, Haywards Heath, West Sussex, RH16 1SS

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