

From: miles lewry <mileslewry@hotmail.co.uk>
Sent: 31 August 2026 12:22:32 UTC+01:00
To: "Tracie Axford" <Tracie.Axford@midsussex.gov.uk>
Subject: Re: DM/26/1573 - Totnesia

Totnesia, Luxford Road, Lindfield

Supporting Statement — Proposed Extensions and Alterations

Applicant: Lewry Developments Ltd

Planning reference: DM/26/1573

Prepared for: Tracie Axford, Planning Officer, Mid Sussex District Council

Dear Tracie,

Thank you for your email regarding the above application. I am pleased to provide the following supporting statement to address the two points you have raised: the depth of the proposed rear extension, and the cladding treatment.

1. Rear Extension and Impact on the Neighbouring Property

We understand the increase in depth to the rear of the property has raised concerns, and that an objection has been received citing a potentially overbearing impact on the neighbouring property. We do not consider this to be the case, for the following reasons:

- We would first like to clarify the scale of the increase. Whilst the overall depth of the property is described as nearly doubling, this reflects the existing staggered building line rather than a uniform extension: the new rear building line projects only approximately 2 metres beyond the existing rear wall at its furthest point.
- This increase in depth occurs only behind the existing garage, where the existing single-storey section of the house is being demolished. It is this demolition and rebuild that accounts for the approximately 2 metre increase in depth at this point, rather than a new extension being added beyond the existing built form.
- The proposed footprint of the extended property remains slightly smaller than that of the neighbouring property, which sits on a similarly sized plot, and is therefore not out of scale or character with the immediate surroundings.
- The plot itself is very large, and the extended property remains well proportioned in relation to the size of the plot.
- A separation distance of approximately 7 metres is maintained between the proposed extension and the neighbouring property, which ensures the addition will not appear unduly dominant or overbearing when viewed from the neighbour's plot or curtilage.

- There is an existing large hedge along the boundary between the two properties, which provides substantial natural screening between the proposed extension and the neighbouring property.
- The neighbouring property's windows do not overlook our site, and the extension will not be visible from any habitable room windows of the neighbouring property. As such, there is no loss of outlook, daylight or amenity as a result of the proposed works.

On this basis, we consider the proposed extension to be proportionate and appropriate in this context, and respectfully ask that this is given due weight when the application is discussed further internally.

The photographs below, taken from the rear garden, show the scale and density of the existing boundary hedge referred to above:



2. Cladding

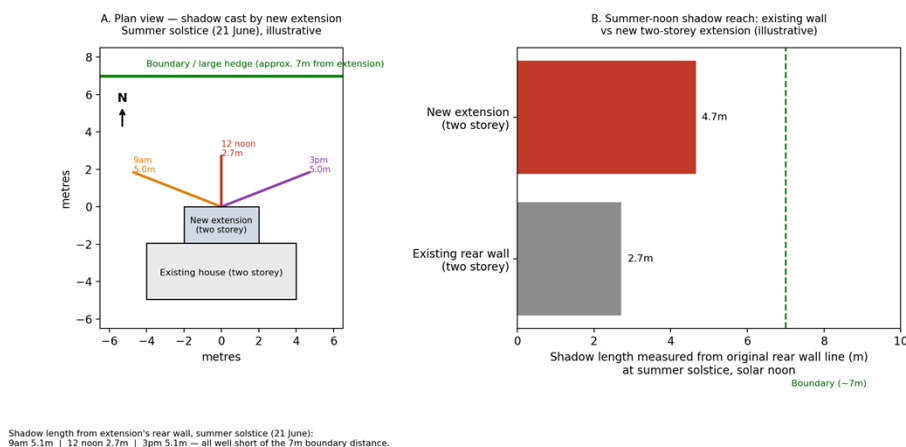
To clarify the extent and specification of the cladding shown on the drawings:

- The cladding is proposed to the front (South East) elevation at first floor level only, as indicated on drawing 175.26.01b.
- The proposed colour is white.

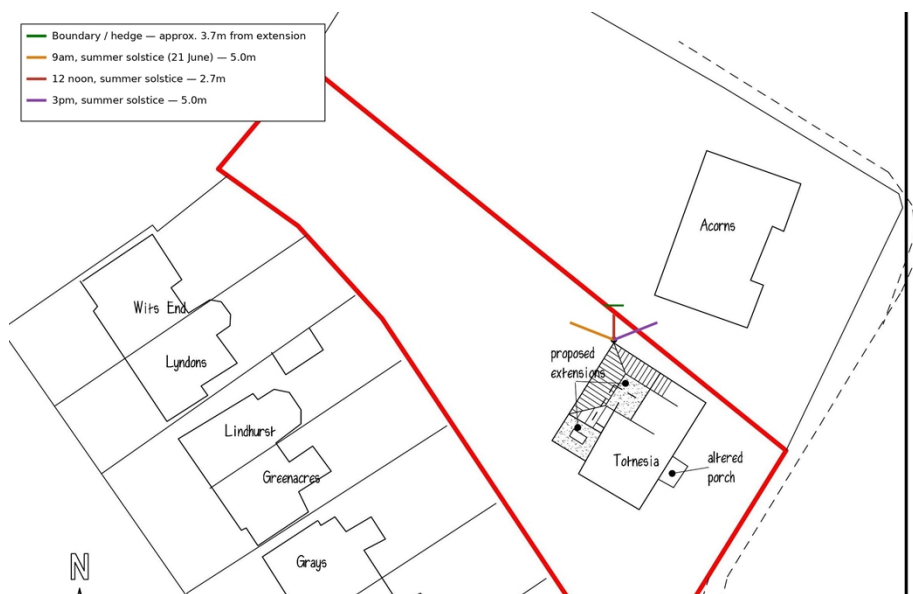
We consider this to be a sympathetic and complementary addition to the street scene, sitting comfortably alongside the existing render and brickwork finishes on neighbouring properties and preserving the established character of the area.

3. Illustrative Shadow / Sunlight Assessment — Summer Months

To further inform the assessment of the rear extension's impact, we have prepared the following illustrative shadow diagram for the summer months, when the garden and outdoor amenity space is in heaviest use.



The same shadow lengths are shown below plotted directly onto the site's block plan (drawing 175.26.01b), to scale and orientated to true north, to illustrate their reach relative to the boundary and Acorns itself:



As illustrated, during the summer months the shadow cast by the extension is short throughout the day: approximately 5.0 metres at 9am and 3pm, and only 2.7 metres at solar noon (measured from the extension's rear wall), reducing to a total of approximately 4.7 metres from the original rear wall line once the extension's projection is included. All of these fall well short of the approximately 3.7 metre boundary/hedge line, and considerably further short of Acorns itself at approximately 7 metres. In practical terms, the extension does not cast any shadow onto the neighbouring boundary, hedge, or garden during the summer months when outdoor

amenity space is most heavily used. This is in addition to the existing large hedge along the boundary, which provides further natural screening year-round.

We trust this addresses the points raised, but please do not hesitate to contact us if any further information or clarification would assist your assessment.

Kind Regards
Miles Lewry

From: Tracie Axford <Tracie.Axford@midsussex.gov.uk>
Date: 28 August 2026 at 3:27:18 pm BST
To: miles lewry <mileslewry@hotmail.co.uk>
Subject: RE: DM/26/1573 - Totnesia

Dear Miles,

I hope you are well. I am contacting you with regards to the plans you have submitted for Totnesia, Luxford Lane. I apologise for the delay in doing so, however this has been due to a high workload. I have some concerns over the size of the rear extension which will result in a doubling in size of the depth of the property. You will see on the file that we have received an objection raising concerns of the extension having an overbearing impact to the neighbour. I would like to discuss this with a senior colleague on Tuesday, to understand whether we consider this acceptable.

I would also like to clarify some further details regarding the cladding that you are proposing. I assume from the plans that this will be to the front at first floor level only. You state on the plans, that this will be to match the neighbours, however I would like to understand the colour which you are proposing so I can assess its impact on the character of the area.

Kind Regards
Tracie

Please note that this advice is given at Officer level only and is without prejudice to the formal decision of the District Council.

Tracie Axford BSc (Hons) MSc
Planning Officer
Mid Sussex District Council, Oaklands Road
Haywards Heath, West Sussex, RH16 1SS

01444 477325

tracie.axford@midsussex.gov.uk

www.midsussex.gov.uk



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From: miles lewry <mileslewry@hotmail.co.uk>

Sent: 21 August 2026 15:13

To: Tracie Axford <Tracie.Axford@midsussex.gov.uk>

Subject: Re: DM/26/1573 - Totnesia

Dear Tracie,

Yes, we agree to the extension of time until the 1st of September.

Kind Regards

Miles Lewry

On 21 Aug 2026, at 1:10 pm, Tracie Axford
<Tracie.Axford@midsussex.gov.uk> wrote:

Dear Miles,

I am writing to you with regards to the above referenced application. Unfortunately, due to a high workload I will be unable to determine this application before the target date of the 24th of August. I am therefore requesting an extension of time to the 1st September to issue a decision. I do not have any questions currently regarding the application, but will be in touch should anything arise.

Please could you email me back at your earliest convenience to confirm that you agree to the EoT?

Kind Regards

Tracie

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Tracie Axford BSc (Hons) MSc
Planning Officer
Mid Sussex District Council, Oaklands Road
Haywards Heath, West Sussex, RH16 1SS
01444 477325
tracie.axford@midsussex.gov.uk
www.midsussex.gov.uk

<image001.png>

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From: miles lewry <mileslewry@hotmail.co.uk>
Sent: 22 July 2026 19:41
To: Tracie Axford <Tracie.Axford@midsussex.gov.uk>
Subject: Re: DM/26/1573 - Totnesia

Hi Tracie,

Friday is absolutely fine, I will make sure the gate is left open for you.

Kind Regards
Miles Lewry

On 22 Jul 2026, at 4:22 pm, Tracie Axford
<Tracie.Axford@midsussex.gov.uk> wrote:

Dear Miles,

I am writing to you as the planning officer for the above referenced application. As part of the assessment process, I will need to visit the site. I do not need to meet with anyone whilst I am there, but I may need access to the rear of the property, so I would need the gate to be left open or unlocked if there is one. I would like to visit on Friday the 24th July between

0900 and 1200. Please let me know if this is OK, or propose another time if not.

I look forward to hearing from you.

Kind Regards
Tracie

Please note that this advice is given at Officer level only and is without prejudice to the formal decision of the District Council.

Tracie Axford BSc (Hons) MSc
Planning Officer
Mid Sussex District Council, Oaklands
Road
Haywards Heath, West Sussex, RH16
1SS
01444 477325
tracie.axford@midsussex.gov.uk
www.midsussex.gov.uk

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