

From: planninginfo@midsussex.gov.uk <planninginfo@midsussex.gov.uk>
Sent: 11 April 2025 18:35:14 UTC+01:00
To: "Beth Howland-Smith" <beth.howland-smith@midsussex.gov.uk>
Subject: Mid Sussex DC - Online Register - Comments for Planning Application
DM/25/0743

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11/04/2025 6:35 PM.

Application Summary

Address:	Rosemary Cottage 80 High Street Lindfield Haywards Heath West Sussex RH16 2HP
Proposal:	Retrospective application for erection of a greenhouse in the rear garden
Case Officer:	Beth Howland-Smith

[Click for further information](#)

Customer Details

Address:	The Holt 78 High Street Lindfield
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Comments Details

Commenter Type:	Neighbour or general public
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	The greenhouse erected on the narrow stretch of land owned by Rosemary Cottage is an overbearing structure. Due to its height and proximity to the boundaries with neighbouring properties, it appears to breach the planning condition for outbuildings: 'if the outbuilding is within 2 metres of the property boundary the whole building should not exceed 2.5 metres in height'.
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	We note that the applicant has omitted the measurements of the greenhouse's proximity to the north boundary (a few centimetres)
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and south boundary (probably less than 2 metres).

The applicant has stated that the greenhouse is approximately 2.5 metres high, but this is inconsistent with the drawings supplied, which show a total height of 3.1 metres. This measurement does not appear to consider the height of the purpose-built brick platform upon which the greenhouse stands, which looks likely to add a further 10-20 centimetres. Hence the overall height of the greenhouse likely exceeds 3.2 metres - some 1.7 metres higher than the garden fences immediately adjacent to it.

The greenhouse's location in the centre of this narrow stretch of land is noticeably imposing. The High Street has a natural gradient, meaning that the garden to the south sits approximately half a metre lower than that on which the greenhouse stands. Consequently, the greenhouse towers above the garden immediately to the south.

Contrary to the applicant's statement, we do not agree that the structure adds architectural interest. It is a modern commodity greenhouse.

The structure is highly visible to the neighbouring properties, obstructing views of the beautiful garden vegetation and neighbouring listed buildings, which are of genuine architectural interest.

The applicant has compared their structure to that of neighbouring properties, but we note that the most recent construction of a neighbouring outbuilding sought planning consent and adhered to the 2.5 metre maximum height condition. Neighbouring structures are also thoughtfully positioned in the corner of their plots of land, in contrast to the overbearing central location of this unnecessarily tall structure.

Allowing this greenhouse to remain would raise questions over what is permissible and set a precedent for the future construction of overbearing and imposing outbuildings close to the boundaries of neighbouring properties.

Kind regards