

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2955	Case Officer:	Deborah Lynn
Application Type:	Full Application		
Proposal:	Replacement of old wooden windows, with UPVC Windows.		
Site:	Flat 7, Abigail House, 53 - 55 Hazelgrove Road, Haywards Heath, West Sussex, RH16 3UR, ,		
Validation Date	25 Nov 2025	Overall Expiry Date:	17 Dec 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	12 Jan 2026
Target Date:	20 Jan 2026	Recommending Officer Signature:	Deborah Lynn

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	13 Jan 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2955

**Flat 7, Abigail House, 53 - 55 Hazelgrove Road, Haywards Heath, West Sussex, RH16 3UR,
Replacement of old wooden windows, with UPVC Windows.
Mr Mark Chewter**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Not applicable.

HAYWARDS HEATH TOWN COUNCIL OBSERVATIONS

No comment.

INTRODUCTION

This application seeks planning permission to replace existing wooden windows with uPVC windows.

RELEVANT PLANNING HISTORY

DM/20/0226 - (Flat 6) Replacement of old wooden windows with new double glazed uPVC windows.
Permission granted 12.03.2020.

DM/25/0051 - (Flat 4) Replacement of old rotten windows with new double glazed uPVC windows.
Permission granted 14.04.2025.

SITE AND SURROUNDINGS

The application site is a detached former period dwellinghouse that was converted into 10 no. flats in the 1980s with a modern extension added to the south to provide a further 10 flats. The building is located on the western side of Hazelgrove Road and lies within a row of period buildings with a more modern flatted development located further north. The MSDC public car park lies further to the south, with The Orchards shopping centre located to the west.

The flats benefit from off road parking located to the east and west of the building; these are accessed from St Josephs Way which adjoins the site to the west.

In terms of planning policy, the site lies within the built-up area of Haywards Heath.

APPLICATION DETAILS

Proposed plans show that the existing second floor timber windows consisting of a sash window to the front eastern gable, 2 no. casement dormer windows to the eastern and southern roof slope and 2 no. small windows to the rear dormer window in the western roof slope will be replaced with white uPVC windows that replicate the scale and design of existing windows.

The Planning Statement submitted with the application highlights that the replacement windows would improve the flat's energy performance, providing better thermal insulation and reduced draughts and condensation, thereby reducing energy consumption and costs.

LEGAL FRAMEWORK AND LIST OF POLICIES

Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Using this as the starting point the development plan for this part of Mid Sussex consists of the District Plan, Site Allocation Development Plan Document (DPD) and the Haywards Heath Neighbourhood Plan.

National policy (which is contained in the National Planning Policy Framework and National Planning Policy Guidance) does not form part of the development plan, but is an important material consideration.

Mid Sussex District Plan

The District Plan was adopted at Full Council on 28th March 2018.

Relevant policies:

DP26 character and design

DP39 sustainable design and construction

Site Allocations DPD

The SADPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

There are no relevant policies.

Haywards Heath Neighbourhood Plan

The Neighbourhood Plan was made on the 15th December 2016.

Relevant policies:

E9 design

Other Material Considerations

Mid Sussex District Plan 2021 - 2039 - Submission Draft (Regulation 19)

The District Council is reviewing and updating the District Plan. Upon adoption, the new District Plan 2021 - 2039 will replace the current District Plan 2014-2031 and its policies will have full weight. In accordance with the NPPF, Local Planning Authorities may give weight to relevant policies of the emerging plan according to the stage of preparation; the extent to which there are unresolved objections to the relevant policies; and the degree of consistency of the relevant policies in the emerging plan to the NPPF. The draft District Plan 2021-2039 (Regulation 19) is currently at Examination and the stage 1 hearings were concluded on the 31st October 2024. There are unresolved objections to some of the Policies in the draft District Plan and as such, only minimal weight can be given to the Plan and this planning application has been assessed against the policies of the adopted District Plan.

Relevant policies:

DPS2 sustainable design and construction

DPS6 health and wellbeing

DPB1 character and design

Mid Sussex Design Guide Supplementary Planning Document (SPD)

The Council has adopted a 'Mid Sussex Design Guide' SPD that aims to help deliver high quality development across the district that responds appropriately to its context and is inclusive and sustainable. The Design Guide was adopted by Council on 4th November 2020 as an SPD for use in the consideration and determination of planning applications. The SPD is a material consideration in the determination of planning applications.

ASSESSMENT

Policy DP26 of the District Plan relates to character and design and states in part that:

'All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

- o is of high quality design and layout and includes appropriate landscaping and greenspace;*
- o contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;*
- o creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- o does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution; (see Policy DP29);...'*

Policy E9 of the Neighbourhood Plan relates to design and states in part that:

'Developers must demonstrate how their proposal will protect and reinforce the local character within the locality of the site. This will include having regard to the following design elements:

- o height, scale, spacing, layout, orientation, design and materials of buildings,*
- o the scale, design and materials of the development (highways, footways, open space and landscape), and is sympathetic to the setting of any heritage asset,...*
- o Will not result in unacceptable levels of light, noise, air or water pollution'...*

The proposed development would replace existing white painted timber framed windows that are in relatively poor condition with white uPVC framed windows that replicate the size and design of existing windows.

Despite the different materials proposed, the replacement windows would have a similar appearance to existing windows and should not significantly alter the external appearance of the building.

The site is not located within a designated area and white uPVC windows and doors are a feature of the existing building, with replacement upvc windows having been granted planning permission at flat no.'s 4 and 6. Consequently, the proposed use of uPVC materials is not considered contentious.

The proposed development should not detract from the appearance and character of the area, thereby according with policies DP26 of the District Plan and E9 of the Neighbourhood Plan.

Impact on neighbouring amenities

Policy DP26 of the District Plan relates to amenity and states in part that development proposals should 'not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution; (see Policy DP29);'

Policy E9 of the Neighbourhood Plan adds that proposals should 'not result in unacceptable levels of light, noise, air or water pollution'.

In this instance, the proposed works would replace existing windows, with no new window openings proposed. As such the proposal is not considered to create any additional overlooking or light pollution thereby according with relevant policies.

Sustainability

District Plan Policy DP39 relates to sustainable design and construction and encourages that development proposals minimise energy use through the design and layout of a scheme. The Planning Statement accompanying the application advises that "the proposed UPVC windows will significantly improve the flat's energy performance. They will:

- o Provide better thermal insulation.
- o Reduce draughts and condensation.
- o Lower heating costs and energy consumption.
- o Require minimal maintenance, contributing to long-term sustainability."

The proposed development is likely to improve the thermal efficiency and sustainability of the flat, thereby according with policy DP39.

Biodiversity Net Gain

Biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990. This is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. As a householder application this development is exempt from the requirement to provide biodiversity net gain.

PLANNING BALANCE AND CONCLUSION

The proposed development is deemed acceptable in that it should not have a harmful impact upon the external appearance and character of the building and surrounding area. Nor should the proposal cause significant harm to neighbouring amenities. The proposal should improve the thermal efficiency of the flat. The proposal therefore accords with policies DP26 and DP39 of the Mid Sussex District Plan and policy E9 of the Neighbourhood Plan.

Decision: Permission

Case Officer: Deborah Lynn