



Planning Statement

Proposed installation of 1 no AC condensing unit and 1 no circular louvre

At Oakfield House, 35 Perrymount Road, Haywards Heath

August 2026



Introduction

This Planning Statement has been prepared in support of an application for planning permission made by DMH Stallard LLP for the installation of 1 no AC condensing unit and 1 no circular louvre on the ground floor west elevation of the ground floor south suite at Oakfield House, 35 Perrymount Road, Haywards Heath.

The statement explains and justifies the proposal in particular identifies the context and need for the proposed development and includes an assessment of how the proposed development accords with relevant national, regional and local planning policies.

Site location and description

Oakfield House is multi-tenanted office building located on the western side of Perrymount Road. The front section is four storeys and the rear section that extends into the site is six storeys. There is a car park to the rear of front section of the building and there are a number of AC condenser units already in situ that have previously been granted planning permission. The relevant applications are as follows:

10/00735/FUL - Remove existing air conditioning condensers and replace with new condensers. Also to allow for future additional units.

14/00090/FUL - Installation of 5no. AC condensing units to south side of building.

DMH Stallard is taking the ground floor south space.

To the immediate north of Oakfield House is the southern extent of a redevelopment undertaken since planning permission was granted under reference DM/18/4837 for the redevelopment of former office buildings across 37-55 Perrymount Road to provide 145 new residential units including 30% affordable housing units with commercial use on the ground floor.

To the immediate south of Oakfield House, the former Lloyds Bank building at 31-33 Perrymount Road has been converted and extended to residential use. The units to the rear overlook the rear car park of Oakfield House albeit there is a 3 metre boundary wall between the two buildings.

Proposed development

It is proposed to install 1 no AC condenser unit and a separate circular louvre on the western elevation of the ground floor south of the building. The Site Plan shows the location of the proposed unit which will be sited at ground level, approximately 5 metres from the south elevation of our firm's demise and approximately 15 metres from the closest part of the former Lloyds building adjacent.

Details of the proposed condenser unit are shown on the enclosed drawing. The unit measures 740mm wide, 556mm high and is 343mm deep. It will set off the outside face of the wall by 210mm.

The proposed louvre is 150mm in diameter and is proposed to be located directly above the proposed AC condenser unit at the junction between the ground and first floor as shown on the part elevation on drawing LU26002.00.82.SITE Rev F.

Planning Assessment

The need for the proposed development arises from the fact that the existing system in place at the building does not have the capacity to provide the necessary comfort cooling to the space to be occupied by DMH Stallard LLP. The proposal will thus allow the effective use of this part of the office building located at Oakfield House, in accordance with aims of Policy DP1 (Sustainable Economic Development) of the adopted Mid Sussex District Plan 2014-2031. This will also comply with the requirements of Policy B3 of the Haywards Heath Town Council Neighbourhood Plan made in December 2016.

The louvre provides added ventilation in order to meet the requirements of the Building Regulations.

The rear elevation of the front block is not visible from any public viewpoints. In addition, there are existing condenser units that are lawful and have planning permission located at ground floor level on the southern elevation of the taller rear section of the building so the proposed development will have a minimal impact on the character of the site and surrounding area. Given the location of the proposed AC condensing unit, to the rear elevation of the building, not visible from public viewpoints, the proposal is considered to comply with the first bullet point of Policy E9 of the Haywards Heath Town Council Neighbourhood Plan.

As the proposal is located some 9 metres from the southern elevation of the front section of the building, it is not considered to be in close proximity to residential properties, and it will not significantly impact upon neighbouring amenities. The sound pressure levels are quoted on page 1 of the enclosed Specifications Table and are 48dBA for both cooling and heating.

The proposal is therefore considered to comply with the requirements of Policy DP26 of the District Plan and the fifth bullet point of Policy E9 of the Haywards Heath Town Council Neighbourhood Plan.

As regards to Sustainable Design and Construction in Policy DP39 of the District Plan, compliance against this policy is set out in the separate Sustainability Assessment.

There are not considered to be any relevant policies in relation to air conditioning proposals contained at national level in the National Planning Policy Framework or Planning Practice Guidance.

Conclusion

We consider that this minor proposal for a single ground level AC condensing unit and small circular louvre on the west facing ground floor elevation of DMH Stallard LLP's proposed demise at Oakfield House, 35 Perrymount Road, Haywards Heath complies with the relevant planning policy and therefore planning permission should be granted.