

10, Summerhill Drive
Lindfield
4th September 2025

Dear Stefan Galyas
Mid Sussex Planning Officer
Ref: DM/25/2139:

I am writing to object to the planning application DM/25/2139 for the property at Esmeralda Cottage, 43 West Common, Lindfield, Haywards Heath. The proposed development if approved would be unacceptably overbearing and would result in a significant impact and loss of privacy to 10, Summerhill Drive, Lindfield, Haywards Heath. Additionally, it would also have a severe detrimental effect on the outlook of number 10 Summerhill Drive and would remove historic and characterful architectural features typified in the local area contrary to a number of Policies, Guidance, Principals and Statements highlighted below.

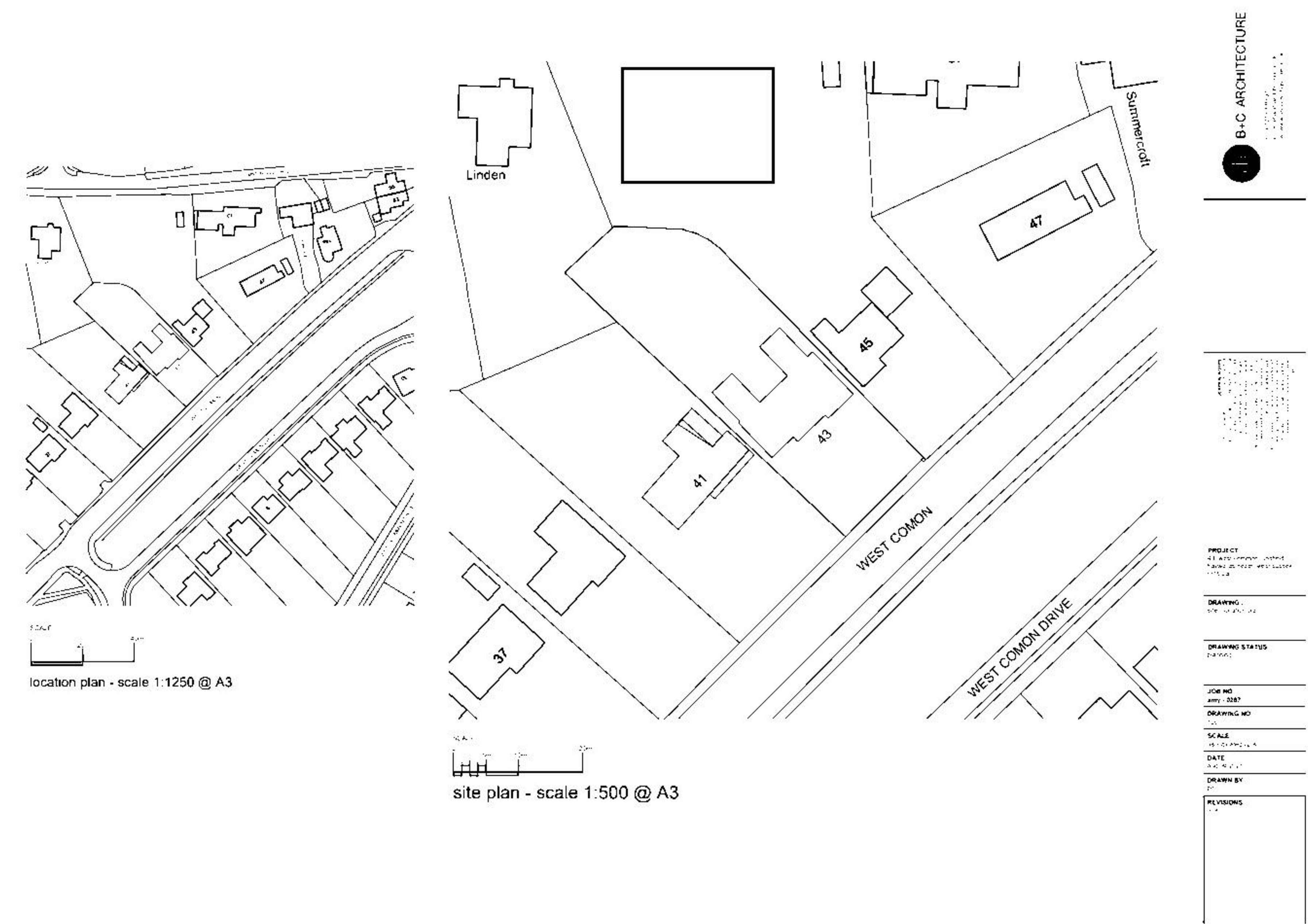
1. Application Errors

The application is described as a proposed first floor extension and the application states that that the development is **not** visible from a public area or space, however this is inaccurate as the detailed drawings clearly show a proposed 2nd floor extension which is clearly visible from the public road.



The photo taken from West Common shows the chimney and side elevation that will be removed as part of the proposal and that these are clearly visible from the public road. Also note this picture shows that this house is one of a line of Turner houses with distinctive roofs, windows, dormers and diamond leaded windows.

Additionally, the latest plan (Ref: AMY-0287-100) does not acknowledge the existence of either 10 or 11 Summerhill Drive, which have been omitted from the location and the block diagram. Therefore, the application is not accurately described and there are no documents, plans or diagrams that acknowledge the existence of those properties that are directly and most severely impacted.



The layout plan does not show houses to the rear of the development. The Yellow Square has been added to illustrate where they should be. This error is repeated in submitted block diagram.

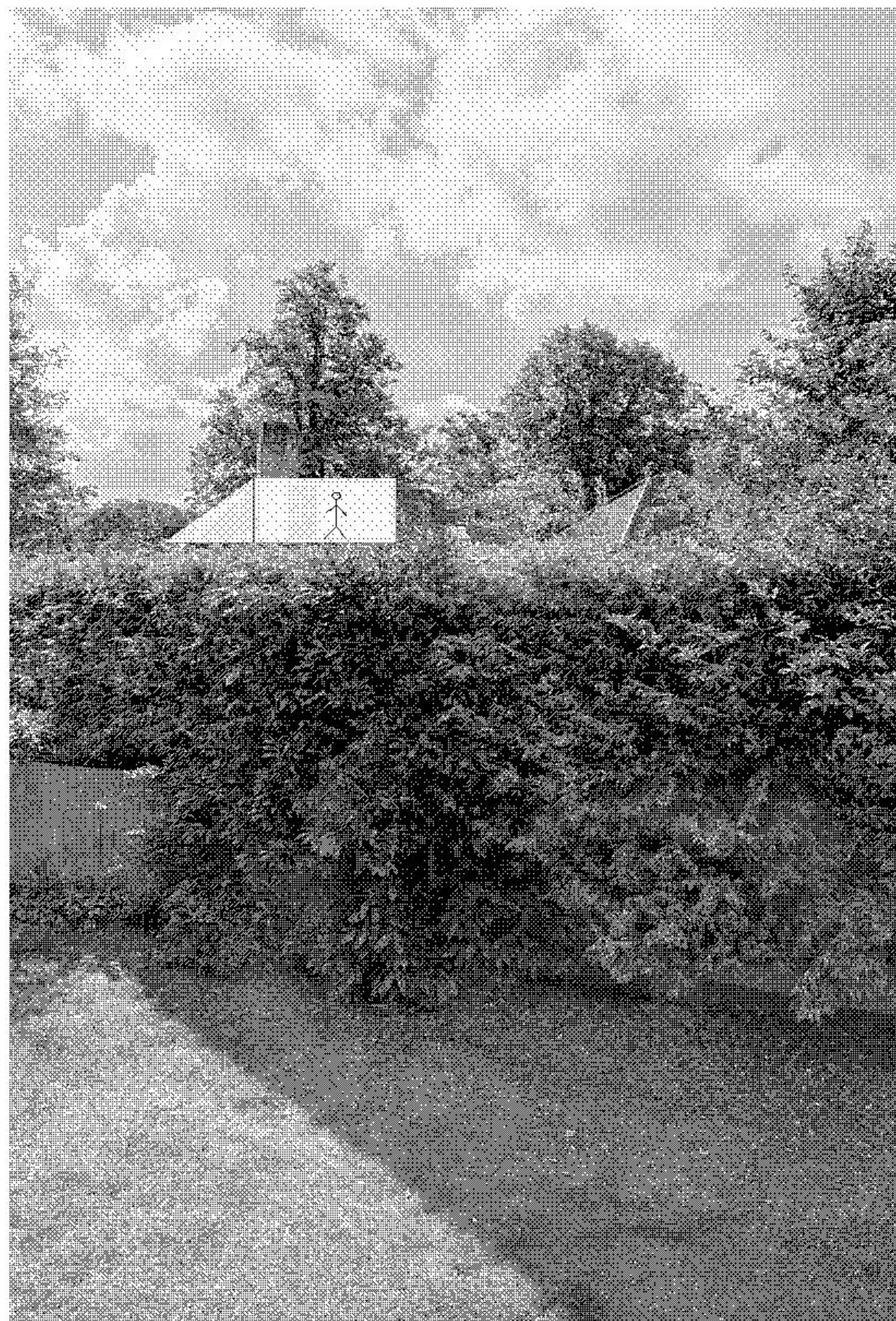
2. The Development is Overbearing Constituting a Significant Impact on the Outlook of Number 10 & An unacceptable Invasion of Privacy.

The extension includes three, full-height, gallery-style doors and a window that directly overlook all first-floor bedroom windows of 10 Summerhill Drive. The proposed development will create uninterrupted views directly into the master bedroom and our child's bedroom on the first floor. Number 10 has a very short rear garden, and the extension protrudes from the current room line on a dormer by 2.5 metres, creating a viewing platform with multiple uninterrupted sight lines directly into 10 Summerhill's living space from a relatively short distance.

Being second floor level, the extension is unusually high compared with other local housing and there are no similar height buildings in the local area. It is the height that affords this development to have uninterrupted views across the hedge currently shielding both houses (43 West Common and 10 Summerhill) from each other.



The photo is taken from our child's bedroom. It shows the hedge that shields the properties from each other and the proposed development superimposed. The potential sight lines and outlook from number 10.



This second photo is taken from the master bedroom of 10 Summerhill. The 6-metre-wide structure will remove the chimney and create a balconied platform above the hedge for direct and uninterrupted views into the first-floor bedrooms of number 10.

Additionally, the enclosed evidence also shows the significant impact on the outlook of 10 Summerhill Drive from all the bedrooms to the rear of number 10, which will now be dominated by full height doors on a proposed 'viewing gallery' and opening and a 'Juliet Balcony' enabling the occupants, to stand and lean across the balcony and get uninterrupted views of 180 degrees of the all private dwellings in the area.

Principals & Policies Relating to Privacy

- Principal DG42 of the Mid Sussex Design Guide SPD (Ref: Page 122) - The proposal contravenes Principle DG42 of the Mid Sussex design guide which clearly states Applicants will need to demonstrate how privacy will be maintained between new and existing development & Direct overlooking of private amenity space by habitable rooms in neighbouring properties should be avoided.
- Policy DP26 of the Mid Sussex Local Plan (Ref: Page 76) – The development is contrary to the Mid Sussex Local Plan on respecting the privacy of existing residents. The local plan states that the development should not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking into account the impact on privacy, outlook daylight and sunlight, and noise, air and light pollution.

3. Contravention of the Dormer Design Guidance

The dormer is a flat roofed block extending 2.5 m out from the top of the roof at a width of approximately 6 m and includes double opening floor to ceiling glazed doors and a separate floor to ceiling glazed window. The double doors will have a Juliet Balcony.

The dormer starts at the top of the roof line and extends down to the lower hip of the roof. In total this constitutes the top 75% of the total roof height. The full-length dormer and balcony extends asymmetrically for approx. 37% of the total width of the roof. The development creates a viewing platform from which with the doors open a person could stand lean across the balcony and have uninterrupted sight lines directly into both number 10 and 11 Summerhill Drive.

MSDC Dormer Window Design Guidance –

The proposed development does not follow the MSDC Dormer Window Design Guidance.

- The Function of the space should not be used to increase the space available or to increase the headroom.
- A dormer should be small in scale and not dominate the roof slope.
- Dormers should be well proportioned and respect the symmetry of the existing building.
- Dormer windows should be visually subordinate to the roof slope.
- The design of the dormer should be sympathetic to the period of the dwelling.

4. The Negative Impact on the Local Character and the Removal of Recognisable and Architecturally Important Features.



The above photo shows number 43 and the proposed development highlighted, it shows the continuity of similar Turner designed or influenced buildings with similar distinct features.

West Common includes several Harold Turner designed residences of which includes 43 West Common and form a recognisable townscape and entry from Haywards Heath into Lindfield. They all sit all side by side to create a cohesive and recognisable townscape character which is recognised within the Lindfield and Lindfield Rural Plan. They display distinctive and recognisable features synonymous with Turners Sussex Vernacular design. These include the simple and classic roof lines, and the hipped clay hung roof, a tall brick-built chimney, proportional dormers and diamond leaded windows.

The proposed development will demolish the chimney and remove the existing diminutive and characterful dormer window entirely in the process levelling the side of the house. The chimney and existing dormer windows are clearly visible from both the front and rear of the property. The development replaces the simple and elegant lines of the roof structure with a modern style block-built dormer window, extending floor to ceiling and without the diamond leaded glazing all of which is totally out of character with Turners designs seen on

43 West Common and other 'Turner' buildings and the character of the locally important Lindfield access route.

- **DP26 of the Mid Sussex Local Plan on Character and Design**

Mid Sussex has a high quality built and natural environment and this requires the design of new development to respect the character of towns and villages as well as the character of the buildings. The policy requires high quality in design with new development that contributes positively to the private and public realm (including streets and open spaces), protects valued townscapes, and creates accessible environments.

- **The Lindfield & Lindfield Rural Plan (LLRNP) Ref: Page 13** Identifies West Common and 43 West Common within a designated area of **Townscape Character**

- **Contravenes Policy 4 of the LLRNP Ref: Page 28 paragraphs 4.29 to 4.32**

- 4.29 Defines the character townscape as being important to residents and individual to a particular area. It states that the Village Design Statement should be considered supplementary to the Planning Guidance in the MSDC.
- 4.30 The policy states that applicants must demonstrate in their design and access statements the way in which the proposals have regard to the defined townscape character of Lindfield. It is the intention of this to ensure that this conserved and, where possible enhanced by any new development proposals.
- 4.31 States that DP24 in the district plan requires that "all development, including alterations and extensions to existing buildings, and surrounding spaces will be well designed, reflect the distinctive character of towns and villages.
- 4.32 Expects that proposals for development lying within an area of Townscape Character to demonstrate they have paid special regard to the distinct character of the area.

- **The Lindfield Village Design Statement of 2011** paragraph 3.1 focus on the route into Lindfield from Haywards Heath along West Common, it reflects that there is no distinct boundary and therefore highlights the importance to protect the character of this route.

Stefan Galyas
Mid Sussex Planning Officer
Ref: DM/25/2139
4th September 2025
Page 8

The proposed development compromises the guidelines specifically.

- **Guideline 4** – Development on approach roads should be protected from inappropriate development.
- **Page 31 Group 7** – Identifies West Common as a distinctive townscape to be protected and specifically identifies ‘Turner’ inspired and designed houses.
- **Guideline 36** – References sensitive design to reflect established use of architectural traditions and materials. The list of such features includes Windows, Brickwork, Hipped Roofs and Chimney Stacks.



10 Summerhill Drive, Lindfield