

The Barn, Nyes Hill Farm
Wineham Lane
Haywards Heath
West Sussex RH17 5SD

29th December 2025

To whom it may concern:

RE: Objection to the updated planning application reference DM/25/2449 – Nyes Hill House, Wineham Lane, Haywards Heath, RH17 5SD

My previous objection still stands.

In relation to this updated planning application, it may be worth considering the conservation planning officer's documented opinion prior to planning permission being originally granted:

The existing building is not of any architectural or historical merit. It is quite prominent in views from Wineham Lane, the boundary between the house and the lane being relatively open with apparent recent removal of a significant quantity of vegetation (cf Google Street view 2021) and therefore forms an unfortunately prominent feature. It has a suburban character which tends to detract from the rural nature of the setting particularly now that the natural screening to the boundary has been removed. I would also strongly advocate as part of a revised proposal a landscaping plan indicating the reintroduction of planted screening in the form of mixed native species trees

I wish to echo and reinforce the opinion of the conservation planning officer in that these changes would not have been agreed if planning permission had been originally sought for them and it is therefore not appropriate to do so retrospectively. Not only because they accentuate the lack of architectural and historic merit of the 'suburban' property, but they amplify its 'unfortunate' prominence, negatively impacting on the very rural setting as well as overshadowing adjacent architecturally significant properties.

This is particularly true for the bifold doors and the 'raised platform' which are clearly visible from Wineham lane. The latter is poorly constructed with materials unsympathetic to the location. It is disproportionately large in width, depth and height making the property more of an eyesore for those that live nearby and for anyone travelling up and down Wineham Lane.

The original plans do not provide the height of the original footings, but the southern aspect of the property appears to be higher than that agreed. The height (greater than 30 cm) of the platform leads to greater visual intrusion to the surrounding area as well as onto our property with associated noise pollution when the raised platform is in use.

The unauthorised changes to Nyes Hill House have not been assisted by the owners cutting down bushes, scrub and a significant number of mature trees on their land adjacent to Wineham Lane. These had partially obscured the house from the road but has now made their

(and by default our) property more visible and overlooked. I can confirm the plants and trees were in leaf each year and there was no need for any of them to be removed as indicated by the 2021 Google street view map. To date no attempt has been made to remedy this breach which, given the length of time needed for such plants and trees to mature, is unlikely to mitigate the negative impact the changes to Nyes Hill House has had on our property and the surrounding area anytime soon.

Alongside my previous objection to the side elevation windows, and for the reasons given above, the bifold doors and the raised platform are wholly out of keeping with the rural setting and negatively impacts on our right to not being overlooked or to be subjected to noise pollution. For the raised platform, I would hope it is removed in its entirety or substantially remodelled to make it more sympathetic to the surrounding area which would necessitate a reduction in its height, width, and overall size.

All these changes – individually and collectively - are not 'slight', 'minor' or 'modest' and by saying so in the application does much to discredit the agents who were also responsible for the original plans. They have failed to recognise and acknowledge the negative impact these changes have had to our property and our right not to be overlooked alongside an overarching requirement to preserve the rural setting. It would therefore be wholly unwarranted and against current planning guidance for these changes to be accepted.

Karen Duncan
Nyes Hill Farm