

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2148	Case Officer:	Peter Davies
Application Type:	Householder Application		
Proposal:	Proposed single storey rear extension with pitched roof. Enlarged front entrance porch extension		
Site:	25 Sydney Road, Haywards Heath, West Sussex, RH16 1QE, , , ,		
Validation Date	26 Aug 2025	Overall Expiry Date:	17 Sep 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	15 Oct 2025
Target Date:	21 Oct 2025	Recommending Officer Signature:	Peter Davies

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	15 Oct 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2148

**25 Sydney Road, Haywards Heath, West Sussex, RH16 1QE, , ,
Proposed single storey rear extension with pitched roof. Enlarged front entrance porch extension
Ms Marjana Akther-Bushra**

REPRESENTATION RECEIVED

None received.

TOWN COUNCIL OBSERVATIONS

No comment.

INTRODUCTION

The application seeks planning permission for a proposed single storey rear extension and enlargement of the front porch.

RELEVANT PLANNING HISTORY

HH/057/96 - Proposed single storey rear extension. Permission
02/01509/FUL - uPVC conservatory to rear of property Permission

SITE AND SURROUNDINGS

The application property is a detached chalet bungalow located on the north side of Sydney Road, within the built-up area boundary of Haywards Heath.

The application property has a hipped roof and is constructed with white painted render, concrete interlocking tiles and white uPVC fenestration. The dwelling is set back from the highway with off street parking to the front and a detached brick flat roof garage set back behind the dwelling. The property has a red brick wall along the highway boundary. The locality is characterised by two and three storey buildings consisting of a mixture of detached and semi-detached dwellings as well as blocks of flats of varying form, scale and design.

APPLICATION DETAILS

The application seeks planning permission for a single storey rear extension and enlargement to the front porch. The rear extension will have a width and depth of 10.0 metres and 6.75 metres and incorporate the existing garage which is to be converted into a bedroom. This will result in the overall width being 13.0 metres. The roof of the extension will hipped roof with a flat central ridge running north to south. The eaves height will be approximately 2.90 metres and an overall height of 5.20 metres. The roof is to be extended over the existing flat roof rear extension to join the existing hipped roof. The flat roof ridge will have a length of 10.50 metres. A roof light is to be installed on both the east and west side elevations serving an existing first floor bathroom and bedroom. A window is to be installed at ground floor level on the east elevation as well as on the rear elevation of the garage. A rooflight is to be installed on the existing garages flat roof which will protrude approximately 0.20 metres. The materials used in the extension will be white painted render, white uPVC fenestration and concrete interlocking tiles to match the existing dwelling.

The porch will be enlarged by 0.50 metres to have a width of 2.50 metres and the depth increased by 0.25 metres to have a total depth of 1.25 metres. The porch will have a pitched roof with an eaves height

of 2.75 metres and an overall height of 3.40 metres. The porch will be constructed from uPVC and white painted render.

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 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:

DP21 - Transport
DP26 - Character and Design

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 (made December 2016)

Relevant policies:

E9 - Design
H9 - Building Extensions
T3 - Car Parking

Other Material Considerations

Mid Sussex District Plan 2021-2039 Consultation Draft

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:

DPS1 - Climate Change
DPS2 - Sustainable Design and Construction
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.

National Planning Policy Framework (NPPF) (December 2024)

Paragraphs 8, 11, 131 and 135 are considered to be relevant.

National Planning Policy Guidance

ASSESSMENT

It is considered that the main issues that need to be considered in the determination of this application are as follows;

- Design and Character
- Impact on neighbouring properties
- Impact on parking provision
- Biodiversity Net Gain

Design and Character

Policy DP26 of the Mid Sussex District Plan states:

'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:

- *is of high quality design and layout and includes appropriate landscaping and greenspace;*
 - *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;*
 - *creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
 - *protects open spaces, trees and gardens that contribute to the character of the area;*
 - *protects valued townscapes and the separate identity and character of towns and villages;*
 - *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 DP27);*
 - *creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
 - *incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
 - *positively addresses sustainability considerations in the layout and the building design;*
 - *take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;*
- optimises the potential of the site to accommodate development.'*

Policy E9 of the Haywards Heath Neighbourhood Plan states:

'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 respects the natural contours of a site and protects and sensitively incorporates natural features such as trees, hedges and ponds within the site,
- o creates safe, accessible and well-connected environments that meet the needs of users,
- o Will not result in unacceptable levels of light, noise, air or water pollution,
- o Makes best use of the site to accommodate development,
- o Car parking is designed and located so that it fits in with the character of the proposed development.

Proposals affecting a listed building, conservation area, building of local interest or public park of historic interest or their setting should preserve or enhance their special interest and/or distinctive character.'

Policy H9 of the Haywards Heath Neighbourhood Plan states:

'Extensions to existing dwellings will be permitted where it meets the following criteria:

- o *The scale, height and form fit unobtrusively with the existing building and the character of the street scene.*
- o *Spacing between buildings would respect the character of the street scene.*
- o *Gaps which provide views out to surrounding countryside are maintained.*
- o *Materials are compatible with the materials of the existing building.*
- o *The traditional boundary treatment of an area is retained and, where feasible reinforced.*
- o *The privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.'*

Principle DG49 of the Mid Sussex Design Guide states: *'Extensions should typically use simple, uncomplicated building forms to compliment and coordinate with the scale, form and massing of the original dwelling. The design approach may benefit from coordinating with the existing pattern of window and door openings as well as employing facing materials to match those of the existing dwelling. Otherwise it should demonstrate the appropriateness of the alternative approach.'*

Principle DG50 relates to front and side extensions and in part states that: *'Front extensions are more likely to be acceptable where the building line is staggered or where the dwelling is set well back from the road. They are less likely to be acceptable in streets with a strong consistent building form as they risk disrupting the underlying order.'*

Where front extensions are considered acceptable, they should normally be limited to a modest single storey or porch-type extension that reflect the character of the existing property.'

Principle DG51 relates to rear extensions and states: *'Rear extensions which are not visible from the street and do not negatively impact on neighbouring properties can be expressed in many forms, including by adopting a contemporary architectural approach. With reference to DG49, they should nevertheless have consideration for the character of the existing building and the relationship of the extension with the side boundaries and adjacent buildings and gardens.'*

The proposed rear extension is large in scale, however it is of an acceptable design and form which would be appropriate to the existing dwelling and character of the area. The extension to the roof form would be visible from the highway, however the extension is single storey, and the proposed materials will match the existing dwelling. The proposed enlargement of the porch is of an acceptable scale, form and design and would be appropriate to the existing dwelling. The proposed materials will match the existing dwelling and is only a small increase in footprint. The proposal is therefore considered to comply with policy DP26 of the District Plan and policies E9 and H9 of the Haywards Heath Neighbourhood Plan.

Impact on neighbouring properties

Policy DP26 in part seeks to ensure that development:

'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 H9 states that proposals should "safeguard" adjoining neighbours amenity whereas policy DP26 of the MSDP states that development 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. There is therefore some conflict between the District Plan and Neighbourhood Plan in this respect.

Under section 38(5) of the Planning and Compulsory Purchase Act 2004 if a policy contained in a development plan for an area conflicts with another policy in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published. As such, policy DP26 of the MSDP is considered to take precedence and therefore the test in this instance is whether the development causes significant harm to neighbouring amenities as outlined above.

The proposed extension is single storey and located at the rear of the dwelling. The shared boundary with no. 23 Sydney Road to the west is marked by close board fencing with the extension approximately 3 metres from the shared boundary with windows at ground floor level. The extension whilst single storey is tall, however due to the pitch of the roof and the distance between the properties, it is not considered to cause significant harm to the neighbouring property in terms of light. The boundary to the east, shared with flats of Southlands Court is marked by close board fencing. The existing garage is located up to the shared boundary and is sited between the proposed extension and neighbouring flats. The garage is not to be increased in size and will therefore result in no significant harm to the neighbouring flats amenity areas.

The proposed rooflight located on the west side will serve a bedroom and face towards no. 23 Sydney Road. Whilst there is an existing side window on no. 23, due to ground level differences it is not considered that the proposed rooflight would cause significant harm to neighbouring amenities in terms of overlooking.

The proposed east facing rooflight will serve an existing bathroom and face towards windows on the side elevation of Southlands Courts flats. As this window serves a bathroom this can be conditioned to be obscure glazed and therefore will not cause significant harm to the neighbouring flats.

The proposed porch is to be enlarged slightly with existing glazing already in place. Therefore the proposed enlargement will not result in any additional overlooking into neighbour amenity areas.

The proposal is therefore, considered to comply with the above-mentioned part of Policy DP26 of the Mid Sussex District Plan.

Impact on parking provision

Policy DP21 in part states:

'The scheme provides adequate car parking for the proposed development taking into account the accessibility of the development, the type, mix and use of the development and the availability and opportunities for public transport; and with the relevant Neighbourhood Plan where applicable;'

Policy T3 of the Haywards Heath Neighbourhood Plan states:

'Planning applications which result in the loss of existing off-street parking provision will be resisted unless it can be demonstrated that the development will enhance the vitality and viability of the town centre and, where possible, such schemes should aim to improve parking provision in the town centre. Development outside the defined town centre boundary should provide on-site parking in accordance with the standards adopted by MSDC.'

West Sussex County Council September 2020 Parking Standards Guidance, outlines that for a 4+ bed dwelling in parking behaviour zone 3, 2.5 spaces should be provided. The dwelling has parking for at least 4 cars on the drive and 1 space in the garage.

The proposed works would result in the loss of the parking space in the garage, retaining the spaces on the driveway. Therefore, the proposal would have at least 4 spaces on the driveway and exceed the

WSSC Guidance. The proposal therefore is considered to comply with policy DP21 of the District Plan and policy T3 of the Haywards Heath Neighbourhood Plan.

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

In conclusion, the proposal is considered to be appropriate in terms of design, size and scale to the dwellinghouse and locality, would not cause significant harm the amenities of neighbouring properties. Therefore, the proposal complies with Mid Sussex District Plan policies DP21 and DP26, policies E9, H9 and T3 of the Haywards Heath Neighbourhood Plan and with the relevant provisions of the NPPF. The application therefore accords with the Development Plan and is considered acceptable.

Decision: Permission

Case Officer: Peter Davies