

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0237	Case Officer:	Anna Tidey
Application Type:	Householder Application		
Proposal:	Demolition of existing garage/office and construction of new rear extension to ground floor and part extension to first floor		
Site:	35 Wood Ride, Haywards Heath, West Sussex, RH16 4NL, , , ,		
Validation Date	30 Jan 2025	Overall Expiry Date:	26 Feb 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	26 Mar 2025
Target Date:	27 Mar 2025	Recommending Officer Signature:	Anna Tidey

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	27 Mar 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0237

**35 Wood Ride, Haywards Heath, West Sussex, RH16 4NL, , ,
Demolition of existing garage/office and construction of new rear extension to ground floor and
part extension to first floor
Mr And Mrs Gear**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

None.

TOWN COUNCIL OBSERVATIONS

Haywards Heath Town Council: No comment.

INTRODUCTION

This application seeks planning permission for demolition of the existing garage, store and office and the construction of a new rear extension to the ground floor and a part first floor extension at a detached house at No 35 Wood Ride in Haywards Heath.

RELEVANT PLANNING HISTORY

01/01781/FUL. White PVCU conservatory to rear elevation. Approved October 2021.
HH/004/87/AP1. Amended plans: Demolition of existing garage and construction of new single garage. Amended plans showing: slimmer garage with utility area at rear repositioned at side of house. Approved May 1987.
HH/004/87. Demolition of existing garage and construction of new single garage. Approved February 1987.
CU/327/81/AP1. Amended plans: First floor extension and formation of room in roof space. Amended plans showing: Revisions. Approved July 1982.
CU/327/81. First floor extension and formation of room in roof space. Approved December 1981.
CU/137/77. Rear extension to form larger dining room. Approved July 1977.

SITE AND SURROUNDINGS

No 35 Wood Ride is a 5 bed detached house, located on an established residential road in the Built up Area of Haywards Heath.

The house benefits from a driveway with off road frontage parking area for one car, with a narrow 2.5m wide side hard surfaced access sited between the house and the blank gabled side wall of the neighbouring house to the north, at No 33.

The property has been extended with rooms in the roof space and with a two storey extension at the rear with a conservatory addition, and a replacement garage/store/office, with an internal mezzanine, served off the conservatory.

APPLICATION DETAILS

This application seeks planning permission for proposed single and first floor rear extensions, partly as an infill at the rear of the house, and also as a replacement for the existing garage/store/office and conservatory additions.

The proposed ground and first floor rear addition consists of a 1.8m wide by 4.6m deep (approx.) infill at the north eastern rear corner of the property. This will extend the ground and first floor of the main part of the house. The plans show that the existing ridge height and roofline will be raised and extended over the new addition, to meet the main ridge and eaves levels on the house.

At ground floor level this addition will accommodate a new cloakroom, off the hallway, served by a new door located in the northern side wall of the existing house, and a cycle storage area with access from an external door leading onto the side driveway.

At first floor the extension will provide an ensuite and a dressing room off an existing rear bedroom. The plans show that as a result of the proposed addition an existing rear facing window, serving the first floor bathroom in the house, will be relocated from the east facing rear wall into the northern facing side wall of the house. Alongside that window, within the new addition, is a similar 0.8m wide proposed obscure glazed window to serve the ensuite.

At the rear of the house it is proposed to construct a new single storey extension. This will largely replace the conservatory and the garage/store/office. The new addition will extend to a depth of 3.3m from the rear wall of the house, with a width of approx. 8.3m. The addition would be built up to the northern boundary with the rear garden at No 33. The front wall of the extension would be no closer than the existing store to No 33, being sited approx. 2.04m away from the rear wall of that property. The depth of the addition along the boundary will be reduced from 7.2m to 5.7m (approx.).

Internally the proposed addition will accommodate an open plan dining space and snug, created off the enlarged kitchen, with internal access into a new home office. Access would be provided, via sliding glazed doors, onto the re-landscaped rear patio.

The existing garage/store/office has a dual pitched tiled roof and the conservatory has an attached lean to style polycarbonate roof. The proposed replacement extension is proposed with a lean to style roof finished in metal sheeting. The roof on the proposed addition slopes to the rear from a 4m high front facing wall with a vertical timber clad finish and stone capping. Four integrated roof lights are proposed in the rear roofslope. Two large picture windows are also proposed in the rear wall of the extension to light the interior space and provide feature window seats.

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, the Haywards Heath Neighbourhood Plan and Site Allocations DPD.

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

Site Allocations Development Plan Document

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

There are no policies deemed relevant to this application.

Neighbourhood Plan

Haywards Heath Neighbourhood Plan -made 15 December 2016.

Relevant policies:

Policy E9 Design

Policy H9 Building extensions

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.

National Planning Policy Framework (NPPF) (December 2024)

ASSESSMENT

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

Design

Policy DP26 of the District Plan seeks to promote well located and designed development, to protect valued characteristics of the built environment for their historical and visual qualities and support sustainable communities and create accessible environments. Policy DP26 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 DP29);*
- * 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.'*

Neighbourhood Plan Policies H9 and E9 are relevant, and these state:

Policy H9

'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.'*

Policy E9

'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.'*

Also relevant in the determination of the application is the design guidance contained in the Mid Sussex Design Guide, which seeks good design in house alterations and extensions.

Principle DG49 states:

'Extensions should respond to the design of the original dwelling and applicant will be expected to demonstrate how local character has informed the design proposal. Extensions should also normally be

designed to be well integrated with the existing scale, form and massing allow the original building to remain the dominant element of the property whether it has one or several additions.

Extensions should typically use simple, uncomplicated building forms to complement 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.

Extensions should not result in a significant loss to the private amenity area of the dwelling.

There are two general approaches to extending a property:

*-designing in the style of the existing building by closely matching its facing materials, architectural features, window sizes and proportions; and
-designing in a contemporary style that takes its cues from key aspects of the existing building that might include its underlying form and proportions, facing materials, window design and other specific architectural features. The success of this approach is particularly reliant on high quality facing materials and finishes, and this will normally need to be demonstrated through detailed elevations and section drawings.*

Both approaches can create successful, well designed extensions that can be mutually beneficial to both the house and the wider area. All extensions and alterations should consider their impact on neighbouring properties (refer to Chapter 8 on residential amenity).'

Design Guide Principle DG51 refers 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 extensions will form subordinate infill additions at the rear of the house. The overall footprint of the building will not be significantly altered, although the useable habitable space will be improved on the ground floor and at first floor the bedroom will be enlarged by the ensuite and dressing room addition.

The two storey addition will reflect the appearance of the host building. The contemporary design for the rear single storey addition is acceptable. The set back position of this addition will not detract from the overall character and appearance of the house in public views from the street.

Consequently the appearance of the proposed works are considered to accord with Policy DP26 and Policies H9 and E9 of the Haywards Heath Neighbourhood Plan and with the relevant Design Guide principles.

Impact on residential amenities

District Plan Policy DP26 and Neighbourhood Plan Policy H9 are relevant in the determination of this application with regards to the impact of the changes on residential amenities. There is a conflict in the phrasing of these policies. Policy DP26 requires that 'All applicants will be required to demonstrate that development does not cause significant harm to the amenities of existing nearby residents and future occupants of the new dwellings.' In contrast Policy H9 states that extensions to existing dwellings will be permitted where the privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.

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.

In addition Principle DG45 in the Design Guide refers to the need to consider privacy of existing and future residents and it is noted that privacy may be affected by the relationship of buildings to each other.

The immediate neighbouring properties are No 33 to the north and No 37 to the south. It is considered that the spacing and orientation of the dwellings, with the existing relationship of the built form and roof height of the existing garage/store/office is relevant in the consideration of the proposed development. The southern end gable of No 33 is a blank wall. The bulk and form of the dwelling at No 35 will already create shadowing at the rear of No 33. The proposed use of obscured glazing in the new north facing windows in the northern elevation of the first floor addition and in the side wall of the house will not create an overlooking issue for those neighbours.

To the south of the site the rear garden of No 37 is well screened by a substantial side boundary hedge and solid timber fencing. It is considered that the proposed high level side facing window in the rear addition will not adversely affect the outlook or privacy from the rear of that property.

Given the nature of the proposal and the relationship with the neighbouring properties, it is deemed that no significant harm will be caused by the proposed development to the privacy, outlook, daylight and sunlight of the immediate residents.

The proposal accords with the requirements of the more up to date Policy DP26 of the District Plan, and also with the requirements of Policies H9 and E9 of the Haywards Heath Neighbourhood Plan and the relevant principles of the Design Guide.

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 extensions are located to the rear of the house and will not impact harmfully upon the character and appearance of the property or the street scene in this established residential road.

It is considered that the new additions and related internal and external alterations will not cause significant harm to the neighbouring amenities. The proposal accords with the aims of District Plan Policy DP26 and also with the requirements of Policies H9 and E9 of the Haywards Heath Neighbourhood Plan and the relevant principles of the Design Guide.

Consequently this application is recommended for approval.

Decision: Permission

Case Officer: Anna Tidey