

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2118	Case Officer:	Peter Davies
Application Type:	Householder Application		
Proposal:	Proposed ground floor side extension and loft conversion with a contemporary dormer to create additional habitable space, together with the construction of a separate garden shed for storage.		
Site:	16 Turners View, Cuckfield, Haywards Heath, West Sussex, RH17 5SW, , ,		
Validation Date	20 Aug 2025	Overall Expiry Date:	23 Oct 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	28 Oct 2025
Target Date:	15 Oct 2025	Recommending Officer Signature:	Peter Davies

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
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Signed and Agreed By:	Steven King	Date:	28 Oct 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2118

**16 Turners View, Cuckfield, Haywards Heath, West Sussex, RH17 5SW, ,
Proposed ground floor side extension and loft conversion with a contemporary dormer to create additional habitable space, together with the construction of a separate garden shed for storage.
Mr And Mrs Hughes**

REPRESENTATION RECEIVED

3 letters of support have been received to the proposal for the following reasons:

- the proposal is of good design
- will not result in overlooking
- meets policy CNP10 of Neighbourhood Plan

SUMMARY OF CONSULTEES

Southern Water

Following the weekly list sent on 27th August 2025, Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue and no Southern Water assets will be affected. Therefore, Southern Water has no objections to this proposal.

Please note surface water should not be disposed of into a public foul sewer and must comply with the Hierarchy of H3 of the Building Regulations. For more details, refer to the Drainage and Waste Disposal: Approved Document H on the GOV.UK website.

Any new connections to the public sewerage system will require a New Sewer Connection application (also known as a Section 106) to be submitted and approved by Southern Water.

Due to legislative changes effective from 1st October 2011 regarding the ownership of sewers, it is possible that some previously private sewers, now deemed public, could be crossing the above property and may not be shown on Southern Water records. Therefore, if any additional sewers are discovered during construction, an investigation will be required to determine their condition, the number of properties served, and potential access methods before any further work can proceed on site.

PARISH COUNCIL OBSERVATIONS

The Parish Council have raised objection to the proposal as it would detract from the overall design and setting of the development as well as fails to meet policy CNP10 a) of the Cuckfield Neighbourhood Plan. The Parish Council make reference to the removal of permitted development rights for the development as well as the proposal resulting in a loss of energy efficiency.

Following amended plans submitted, the Parish Council continue to object to the proposal for the same reasons.

INTRODUCTION

The application seeks planning permission for the construction of a single storey side extension, loft conversion and replacement garden shed.

RELEVANT PLANNING HISTORY

DM/21/3755 - Demolition of buildings and erection of 13 dwellings along with parking and landscaping. Amended plans received 21/2/2022 showing retention of trees 6, 15, 21, 23 and 25, re-positioning of plot 9, amendments to boundary of plots 1-3, changes to internal layout of plots, relocation of home office to

plot 7, amended fence line, removal of shared footpath to secondary road as well as submission of addendum to Transport Statement, updated Road Safety Audit and landscape masterplan. Permission

SITE AND SURROUNDINGS

The application property is a detached two-store dwelling located within a small new build development on the south side of Hanle Lane. The property is located within the countryside as defined in the District Plan.

The application property has a pitched roof with cat slide roof and is constructed from brick with timber cladding, plain clay roof tiles and dark grey uPVC fenestration. The dwelling has parking to the side. The locality is characterised by detached and semi-detached dwellings of a similar form, scale and design to the west and south, with the highway to the north and agricultural land further past the highway and to the east.

APPLICATION DETAILS

The application seeks planning permission for a single storey side extension, loft conversion and replacement garden shed. The extension will be located on the south side of the dwelling and will have a width and depth of 3.0 metres and 6.40 metres. The extension will have a flat roof a large rooflight and with an overall height of 3.10 metres. The extension will have bifold doors along the south side with a window on the east and west. The materials used will be brick to match the existing dwelling as well as dark grey uPVC fenestration to match.

The loft is to be converted to create an additional bedroom with ensuite bathroom and dressing room. A Juliet balcony is to be installed on the west facing elevation with 3 large velux windows to be installed on the north elevation to serve the bedroom. An additional square velux window is to be installed on the north elevation to serve the dressing room and 2 are to be installed on the north elevation cat slide roof to serve the first floor. The velux windows and doors are to be dark grey uPVC to match the existing.

An existing garden shed is to be removed and replaced with a new shed in the same position in the south east corner of the plot. The shed will have a width and depth of 3.60 metres and 3.80 metres. The shed will have a pitched roof with an eaves height of 2.30 metres and an overall height of 2.50 metres. The shed will be timber clad with timber windows and doors.

Amended plans were received to replace the proposed dormer with 3 no. velux windows.

Permitted development rights have been removed in application DM/21/3755 and therefore planning permission is required for all parts of the proposal.

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 Cuckfield 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:

DP12 - Protection and Enhancement of Countryside
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.

Cuckfield Neighbourhood Plan (made May 2014)

Relevant policy:

Policy CNP1 - Design of New Development and Conservation.

Policy CNP5 - Protect and Enhance the Countryside

Policy CNP10 - Building Extensions Within and Outside the Built Up Area Boundary

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 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:

DPC1 - Protection and Enhancement of the Countryside

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 impact on the character of the area
- Impact on neighbouring properties
- Other Matters

- Biodiversity Net Gain

Design and impact on the character of the area

Policy DP12 of the Mid Sussex District Plan in part states:

'The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:

- *it is necessary for the purposes of agriculture; or*
- *it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.'*

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 CNP1 of the Cuckfield neighbourhood Plan states:

'New development in accordance with the Neighbourhood Plan will be permitted where it:

- a) Is designed to a high quality which responds to the heritage and distinctive character and reflects the identity of the local context of Cuckfield as defined on Map 3 - Conservation Areas and Character Areas, by way of:*
 - i. height, scale, spacing, layout, orientation, design and materials of buildings,*
 - ii. the scale, design and materials of the public realm (highways, footways, open space and landscape), and*
- b) Is sympathetic to the setting of any heritage asset and*
- c) Follows guidance in the Conservation Area Appraisals and Management Plans, the High Weald AONB Management Plan, and*
- d) Respects the natural contours of a site and protects and sensitively incorporates natural features such as trees, hedges and ponds within the site, and*
- e) Creates safe, accessible and well-connected environments that meet the needs of users, and*
- f) Will not result in unacceptable levels of light, noise, air or water pollution, and*
- g) Makes best use of the site to accommodate development.'*

Policy CNP5 of the Cuckfield neighbourhood Plan states:

'Outside of the Built up Area Boundary, priority will be given to protecting and enhancing the countryside from inappropriate development. A proposal for development will only be permitted where:

- a) It is allocated for development in Policy CNP 6 (a) and (b) or would be in accordance with Policies CNP 10, CNP 14 and CNP 17 in the Neighbourhood Plan or other relevant planning policies applying to the area, and*
- b) It would not have a detrimental impact on, and would enhance, areas identified in the Cuckfield Landscape Character Assessment (summarised in Table 1) as having major or substantial landscape value or sensitivity, and*
- c) It would not have an adverse impact on the landscape setting of Cuckfield and d) It would maintain the distinctive views of the surrounding countryside from public vantage points within, and adjacent to, the built up area, in particular those defined on Map 5, and*
- e) Within the High Weald Area of Outstanding Natural Beauty it would conserve and enhance landscape and scenic beauty and would have regard to the High Weald AONB Management Plan.'*

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: *'Side extensions should normally be subservient to the original dwelling and typically be set-back from the front of the house to help define the original building.*

The gaps between dwellings can sometimes positively contribute to articulating (for example, through the consistent rhythm of repeated houses) and adding interest in a street frontage or by providing views / visible connections to the surrounding countryside. Side extensions will therefore need to appropriately respond to the character of the street form and will not normally be accepted where they close an important gap and view.'

Principle DG52 relates to loft conversions and roof extensions and in part states: *' A loft conversion is a space efficient means of extending the amount of living accommodation in a dwelling. Roof accommodation is normally reliant on dormer windows and rooflights to provide light and ventilation. However, if they are out of scale or out of character with the roofscape and proportions of a dwelling they can have an adverse impact on the character of both the dwelling and the streetscape.'*

The Parish Councils comments are noted, however it is considered the proposed extension is of an acceptable scale, form and design and appropriate to the existing dwelling and character of the area. The extension is single storey and there will be limited views from the public realm and it will be constructed from materials to match the existing dwelling.

The proposed loft conversion will result in additional velux windows to the north facing elevation and a Juliet balcony to the rear. The proposed alterations will be using materials to match the existing dwelling and will be acceptable to the character of the dwelling and the area. The alterations will be visible from the street scene, however the roofline of the dwelling would be maintained without any sizable protrusions.

The proposed garden shed is of an acceptable scale and design and would be sited to the rear of the plot. The shed will be constructed from appropriate materials and would be at most, marginally visible over the existing boundary walls and would not have a harmful impact on the character of the area.

The proposal is therefore considered to comply with policies DP12 and DP26 of the District Plan and policies CNP1 and CNP5 of the Cuckfield Neighbourhood Plan.

Impact on neighbouring properties

In terms of neighbouring amenities Policy CNP10 of the Cuckfield Neighbourhood Plan states that proposals should "safeguard" adjoining neighbours amenity in terms of privacy, daylight, sunlight and outlook whereas policy DP26 of the Mid Sussex District Plan 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. Consequently, policy DP26 of the Mid Sussex District Plan 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 will be approximately 14 metres from no. 12 Turners View to the south and the highway to the east. The extension is single storey and will face into the application property garden and will therefore not create overlooking into neighbour amenity areas.

The proposed loft conversion and addition of velux windows and Juliet balcony will result in additional views to the north facing towards Hanlye Lane and east facing agricultural land. Therefore, this will not cause significant harm to neighbouring amenities.

The proposed garden shed will replace an existing shed. Whilst the shed is up to the shared boundary, is of modest height and will not create any additional views into the neighbouring amenity spaces. The shed will therefore not create significant harm to neighbouring amenity areas.

Therefore, there will be no significant harm to neighbouring amenity areas and the proposal complies with policy DP26 of the Mid Sussex District Plan.

Other Matters

The Parish Councils comments are noted, however the removal of permitted development rights to a property does not mean that no development can take place. Instead it results in development requiring planning permission so that it can be assessed as to whether it is acceptable.

Additionally, whilst the comments regarding energy efficiency worsened by the proposed loft conversion are noted, this would be managed by building regulations and is not a reason for refusal.

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 acceptable in terms of design, size and scale to the dwellinghouse and would not cause significant harm to the amenities of neighbouring properties. Therefore, the proposal complies with Mid Sussex District Plan policies DP12 and DP26, policies CNP1, CNP5 and CNP10 of the Cuckfield 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