

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2635	Case Officer:	Rachel Richardson
Application Type:	Householder Application		
Proposal:	Proposed two storey side extension and single storey rear extension		
Site:	37 Wickham Way, Haywards Heath, West Sussex, RH16 1UJ, , , ,		
Validation Date	16 Oct 2025	Overall Expiry Date:	11 Nov 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	8 Jan 2026
Target Date:	11 Dec 2025	Recommending Officer Signature:	<i>Rachel Richardson</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	8 Jan 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2635

**37 Wickham Way, Haywards Heath, West Sussex, RH16 1UJ, , ,
Proposed two storey side extension and single storey rear extension
Mr Tom Atkinson**

SUMMARY OF REPRESENTATIONS

None.

SUMMARY OF CONSULTEES

Southern Water: The statutory area for water supply is South East Water. However, SW has no objection in terms of flow rate which will remain consistent so capacity is not an issue.

TOWN/PARISH COUNCIL OBSERVATIONS

Haywards Heath Town Council:

No comment.

INTRODUCTION

Planning permission is sought for a two-storey side extension and single storey rear extension.

RELEVANT PLANNING HISTORY

None.

SITE AND SURROUNDINGS

The application property is a detached two storey brick-built dwelling. Its features comprise a fully hipped roof on all four sides, prominent chimneys and a single storey cat slide addition and lean-to glazed loggia to the north.

The house is set back from the road with a gravel front garden for parking. Its rear garden boundary to the north comprises a 1.8m high panel fence (also along the eastern boundary), and the boundary to the south is defined with mature hedgerow planting in excess of 2m high.

Whilst the site itself is relatively flat, the levels of the street fall away in a southerly direction from the north. Wickham Way is not part of the public highway and is a private road. It is characterised with hedgerows and grassed verges.

For the purposes of planning policy the property is located within the built-up residential area in Haywards Heath, the character of which is suburban.

APPLICATION DETAILS

The application proposes a two-storey side extension to be built on the same footprint as the existing lean-to additions to the northern side of the dwelling. It would be set back about 4m from the principle (front) elevation and extends sideways by 2.45m with a depth of 5.49m which is flush with the existing rear elevation. It would have the same two storey eaves height as the existing property and a hipped roof with matching pitch. Its ridgeline would be stepped down in height by approximately 0.5m.

The proposed single storey rear extension extends across the full width of the property (8.8m) and measures 2.1m deep. It would have a flat roof with a parapet wall that measures 3m above ground level. At the rear of this it is proposed to create a raised patio which steps down into the garden.

The materials proposed are to match existing including brickwork facing walls, a tiled roof and Upvc windows.

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:

DP26 - Character and Design

DP39 - Sustainable Design and Construction

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.

Neighbourhood Plan

The Haywards Heath Neighbourhood Plan was formally made on 15th 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:

DPB1: Character and Design
DPS2: Sustainable Design and Construction

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, in terms of impact on the application property and street scene, and
- residential amenity.

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.'*

This ethos is echoed within Policy E9 from the Haywards Heath Neighbourhood Plan.

Policy H9 of the Haywards Heath Neighbourhood Plan states:

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

- *The scale, height and form fit unobtrusively with the existing building and the character of the street scene.*
- *Spacing between buildings would respect the character of the street scene.*
- *Gaps which provide views out to surrounding countryside are maintained.*
- *Materials are compatible with the materials of the existing building.*

- *The traditional boundary treatment of an area is retained and, where feasible reinforced.*
- *The privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.'*

The Mid Sussex Design Guide SPD also provides advice for extensions to dwellings. Principle DG49 states that:

'Extensions should respond to the design of the original dwelling and applicants 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 allowing 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'.

In terms of rear extensions principle DG51 states that where they *'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 extension is considered to be acceptable in terms of its design and character in relation to the existing property and street scene.

It will appear subservient being set down in height and also set back from the front elevation of the existing property and will have materials to match. It would not therefore appear dominant and would not compromise the character and appearance of the locality.

The proposed rear extension is single storey and in keeping with the existing property. It would not be visible in the street scene.

The patio is also considered to be acceptable and a typical feature within the curtilage of a dwellinghouse.

In terms of sustainable design and construction (Policy DP39), this is a householder application for a relatively modest extension. The proposed extension would need to comply with building regulation requirements which require the development to meet certain building standards compliant with minimising energy use.

The design of the proposed extension is therefore considered to be acceptable and meets the criteria of the relevant policies.

Residential Amenity

In terms of the impact on neighbouring amenity, the test within policy DP26 of the District Plan is that development should not cause significant harm to the amenities of neighbours. The test as set out under policy H9 of the Haywards Heath Neighbourhood Plan, is that the privacy, daylight, sunlight and outlook of adjoining residents are safeguarded. As such there is some conflict between these policies.

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.

MSDG Principle DG47 - Daylight/Sunlight, states that all dwellings should benefit from daylight and sunlight levels that conform to BRE (Better Regulation Executive) standards. The BRE guide gives two rule of thumb tests (plan and elevation) which determine whether or not further detailed daylight and sunlight tests are required. Applicable to the application proposal is the 45 degree test to check extensions perpendicular to a window. On plan the 45 degree test is taken from the mid-point of the neighbouring property's closest ground floor window. If on plan the proposed extension cuts across this 45 degree angle further detailed tests are necessary. On elevation, the 45 degree angle is taken from the mid-point (between eaves and ridge height) on the side of the proposed extension closest to the neighbouring property's closest window to again assess whether the test is breached.

The proposed extension would not cut across the 45 degree splay. It is also on the northern side so would not therefore significantly affect daylight and sunlight levels and would not result in overshadowing that would amount to any significant harm.

There are no windows proposed at first floor in the side elevation so there would be no significant harm as a result of overlooking and a loss of privacy.

There is sufficient space (and a single storey flat roofed addition) between dwellings so it is considered that the outlook when viewed from No.39 would not appear oppressive and would not amount to any significant harm for the occupants of this adjoining property.

Overall, the proposed extension would not result in any significant harm in terms of residential amenity for the occupiers of adjoining properties in accordance with relevant policies.

The proposal is considered to accord with policy DP26 of the District Plan and policies E9 and H9 of the 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

The proposed extension is in accordance with all the relevant development plan policies DP26 and DP39 of the Mid Sussex District Plan and E9 and H9 of the Haywards Heath Neighbourhood Plan, as well as the provisions contained within the NPPF and the Mid Sussex Design Guide. The proposed extension is considered to be acceptable for the reasons set out above, and it is therefore recommended that permission be granted.

Decision: Permission

Case Officer: Rachel Richardson