

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/2219	Case Officer:	Hamish Evans
Application Type:	Householder Application		
Proposal:	Proposed infill of dormer to enable an improved internal environment to the first floor rooms - all materials to match the materials described on application ref DM/26/0489.		
Site:	Fairmead, 43 Greenways, Haywards Heath, West Sussex, RH16 2DT, , ,		
Validation Date	10 Sep 2026	Overall Expiry Date:	5 Oct 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	8 Oct 2026
Target Date:	5 Nov 2026	Recommending Officer Signature:	Hamish Evans

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	8 Oct 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/2219

**Fairmead, 43 Greenways, Haywards Heath, West Sussex, RH16 2DT, ,
Proposed infill of dormer to enable an improved internal environment to the first floor rooms - all
materials to match the materials described on application ref DM/26/0489.
Mr And Mrs Najefy**

SUMMARY OF REPRESENTATIONS

No third-party letters of representation have been received.

SUMMARY OF CONSULTEES

None received.

TOWN COUNCIL OBSERVATIONS

Haywards Heath Town Council

No comment.

INTRODUCTION

The application seeks planning permission for an infill rear dormer window at Fairmead 43 Greenways Haywards Heath RH16 2DT.

RELEVANT PLANNING HISTORY

DM/26/2219. Alterations to the front and rear rooflines to increase the usable space within the first floor of the house including the introduction of gable ends. Side extension to the first floor over the existing. Permission.

SITE AND SURROUNDINGS

The site is located within the Haywards Heath built up area boundary and a residential area. The existing dwelling is a large detached dwelling which is characterised by bare brickwork and brown hanging tile walls, brown clay roof tiles and white uPVC window and door frames. There are some six off-street parking spaces to the front of the dwelling and one within the integral garage. There are residential properties located to the north, south and west of the site and a school is located to the east of the site. The surrounding area is predominantly residential and they are characterised by a variety of residential properties.

APPLICATION DETAILS

The proposed infill dormer window would measure some 3.0 metres in width, 3.8 metres in depth, an eaves height of 1.4 metres and a total height of 3.0 metres. It would be characterised by external materials similar in appearance to those used in the existing dwelling.

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

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 (adopted December 2016)

Relevant policies:

E9 - Re-inforcing Local Character

H9 - Extensions of Dwellings in Built-Up Areas

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 is currently at Examination with initial hearings held in February/March 2026. The Council has consulted on Main Modifications which are required to ensure the plan is legally compliant and sound with further Hearings taking place in November 2026. The District Plan remains at Examination until the Inspector has published his report, until that time 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

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) (August 2026)

ASSESSMENT

Impact on Character and Appearance

Policy DP26 of the District Plan relates to character and design and a similar ethos is contained within policies E9 and H9 of the Haywards Heath Neighbourhood Plan. However, it is considered these have very limited weight as they are materially inconsistent with the NPPF, and greater weight should be given to policy DP3 of the NPPF.

Policy DP3 of the NPPF sets out the key principles for well-designed places. This sets out in part that proposals should respond to their context, so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets.

The proposed development would be characterised by external materials similar in appearance to those used in the existing dwelling, details of which can be secured by a suitably worded condition.

The proposed works would not exceed the height of the existing dwelling and in relation to the scale of the existing dwelling they would be relatively modest. The proposed infill dormer would be between two larger dormers resulting in one larger dormer. However, a significant portion of the roof slope would remain visible and within the context of the roof slope and dwelling as a whole the proposed dormer is not considered to be excessively wide. Due to the position of the dormer and the surrounding boundary treatment there would be limited views of the proposal from the public realm. Taking into account the above the proposed works are considered to integrate with the surrounding area and respond to its context. As such the proposal would comply with policy DP26 of the Mid Sussex District Plan, policies E9 and H9 of the Haywards Heath Neighbourhood Plan, the Mid Sussex Design Guide SPD and policy DP3 of the NPPF.

Neighbouring Amenities

Policy DP26 in part seeks to ensure that new development does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings. Policy H9 of the Neighbourhood Plan requires development safeguard the amenity of adjoining neighbours. It is considered that these policies have very limited weight as it is materially inconsistent with the NPPF and greater weight should be given to policies L2 and P3 of the NPPF.

Policy L2 of the NPPF relates to making effective use of land. Part L2(1dii) requires proposals to have *'acceptable living standards for residents and neighbours in terms of access to daylight, sunlight, privacy and external amenity space'*.

Policy P3 of the NPPF relates to living conditions and pollution. Part 2(b) of this policy requires proposals *'Not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers, or unacceptable levels of air, noise, artificial light, water, soil or other forms of pollution on or beyond the site'*.

The proposed development would be set away from the boundaries of the site and it does not include any first-floor side facing openings. The proposed rear facing opening would not have direct views into neighbouring properties private amenity spaces because of its position. Taking into account the above the proposed works would not cause unacceptable harm to the amenities of nearby residents and the proposal would comply with policy DP26 of the Mid Sussex District Plan, policy H9 of the Neighbourhood Plan, the Mid Sussex Design Guide SPD and policies L2 and P3 of the NPPF.

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 integrate with the surrounding area and respond to its context and it would not cause unacceptable harm to the amenities of nearby residents. The proposal is exempt from the BNG requirements. Therefore, the proposal complies with policy DP26 of the Mid Sussex District Plan, policies E9 and H9 of the Haywards Heath Neighbourhood Plan, the Mid Sussex Design Guide SPD and policies DP3, L2 and P3 of the NPPF.

Decision: Permission

Case Officer: Hamish Evans