



Asher Planning Ltd

Proposal for single-storey extension and garden room

**North Heath, Carmelstead Close, Haywards Heath
RH16 3AT**



Planning Statement

July 2025

1.0 Introduction

- 1.1 This statement is to support the planning application at North Heath, Carmelstead Close, Haywards Heath. The proposal is for a single-storey rear extension and a garden room.
- 1.2 In this statement we discuss the site, surroundings and planning history. We then provide details of the proposal and set out how it complies with the relevant national and local planning policies.

2.0 Site and surroundings

- 2.1 The site is located in the south-eastern part of Haywards Heath. It comprises a detached two-storey house with an existing rear conservatory and a large rear garden.
- 2.2 There is housing to the east, west and south. To the north is an area of ancient woodland. The site is not in any conservation area and there are no listed buildings on the site or nearby. It is not in any archaeological notification area (ANA). It is in Flood Zone 1 with a low risk of flooding.
- 2.3 The site is within the Haywards Heath development boundary and has no allocations on the Mid Sussex Policies Map.

Figure 1 – Aerial view (from Google Maps)



Figure 2 – Extract from Defra Magic Map, showing Ancient Woodland



3.0 Planning history

- 3.1 The Mid Sussex planning database shows two previous planning applications at the site, for trellising, both of which were refused, and a lawful development application for a screening structure, also refused.
- 3.2 Pre-application advice was provided on an initial scheme on 16 December 2024. The advice set out the below points:
- The proposed extension is considered to be of a subservient appearance to the main dwelling and the use of matching materials to help assimilate to the existing is encouraged in this instance.
 - The applicant's attention should be brought to keeping the height of the outbuilding to a limited scale.
 - The existing garden amenity space should retain a decent amount in respect to the existing, usually over 50%.
 - The outbuilding should be offset from the shared boundary to negate an overbearing impact towards adjacent neighbouring occupiers.
 - An Arboricultural Impact Assessment, including an Arboricultural Method Statement, Arboricultural Constraints Plan and Tree Protection Plan should accompany any planning application.

4.0 Proposal

- 4.1 This proposal is to demolish the existing conservatory and replace it with a single-storey rear extension measuring 11.28m by 4.75m. It will have a 3.5m high flat roof with two rooflights.
- 4.2 A single-storey garden room is also proposed, at the end of the garden, to provide a gym and office space. This will measure 10.4m by 5m and will have a height of 3m with a flat green roof. It will be set in from the site boundaries by at least 1m.
- 4.3 The extensions are proposed within 15m of the ancient woodland. However, the land drops to the north so it is unlikely that the foundations of the extension would have any impact on the tree roots. The outbuilding will be set on concrete pads to avoid any impact on tree roots.
- 4.4 Materials for the extension will match the existing house and the garden room will have timber cladding.

5.0 Policy context

- 5.1 The **National Planning Policy Framework** (2024) (NPPF) sets out the presumption in favour of sustainable development at para. 11. It states that:

“For decision-taking this means approving development proposals that accord with the development plan without delay”

- 5.2 Para. 135 requires high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

- 5.3 Section 15 seeks to conserve the natural environment. Para. 193 says that:

...“development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused...”

- 5.4 The **Mid Sussex District Plan** (2018) at Policy DP26 says that all development, including extensions to existing dwellings, must be well-designed and protect local character and amenity.

- 5.5 Policy DP37 protects trees. It says that development should prevent damage to root systems and take account of expected future growth. It says that:

“Development should be positioned as far as possible from ancient woodland with a minimum buffer of 15 metres maintained between ancient woodland and the development boundary.”

- 5.6 The **Mid Sussex Design Guide** (2020) says at Principle DG49 that:

“Extensions should typically use simple, uncomplicated building forms to complement and coordinate with the scale, form and massing of the original dwelling.”

5.7 Principle DG51 says that:

“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.”

6.0 Planning assessment

Principle of development

6.1 The proposal is for an extension and garden room to an existing residential property within Haywards Heath development boundary. Therefore the development is acceptable in principle.

Design

6.2 The extension and garden room will be subservient to the existing dwelling and will have a simple, contemporary design, as acknowledged by the pre-application advice.

Materials will match those on the existing house for the extension, the garden room will have timber cladding. The height for the extension is 3.5m and the height for the garden room is 3m. The proposal accords with para. 135 of the NPPF and Local Plan Policy DP26, as well as Principles DG49 and DG51 of the Design Guide.

Amenity

6.3 The extension and garden room will improve amenity at the property by providing extra space for the family and improving the layout of the main house. There will be no adverse impacts on neighbours; the extension and garden room will be single-storey and so there will be no overlooking. The garden room will set away from boundaries by at least 1m. Plenty of garden space (more than 50%) will be retained. The proposal accords with para. 135 of the NPPF and Local Plan Policy DP26.

Woodland

6.4 The rear extension will replace the existing conservatory.

6.5 An Arboricultural Impact Assessment accompanies the application, which finds as follows:

“The assessment confirms that no trees require removal to accommodate the proposed works. Root Protection Areas (RPAs) have been considered carefully, with modifications applied to T1 and T4 where they extend beneath existing built structures and hard surfaces. Given the historical ground disturbance and the low likelihood of

significant rooting activity in these areas, these adjustments are deemed acceptable and in line with BS:5837 guidelines.”

6.6 The land drops down to the north where the neighbouring woodland is located. It is unlikely that the foundations of the extension will have any impact on the tree roots. The garden room will not be physically attached to the ground – it will rest on concrete pads. The proposal will therefore not damage the trees, in accordance with para. 193 of the NPPF.

6.7 Local Plan Policy DP37 says that there should be a minimum buffer of 15 metres maintained between ancient woodland and the development boundary. In this case the site is already partly in the buffer zone, so development within the 15 metres has already taken place.

7.0 Summary

7.1 This statement is in support of the application for a rear extension and garden room at North Heath, Carmelstead Close, Haywards Heath.

7.2 The proposal has been well-designed, will improve amenity at the property and will not have any adverse impacts on neighbours. Although the site is within 15m of ancient woodland, it is unlikely that there will be any damage to trees due to the topography and construction methods.

7.3 The proposal complies with national and local planning policy and comprises sustainable development.