

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1086	Case Officer:	Stefan Galyas
Application Type:	Householder Application		
Proposal:	Proposed single and double storey extension with garage conversion.		
Site:	30 Quarry Hill, Haywards Heath, West Sussex, RH16 1NQ, , , ,		
Validation Date	28 Apr 2025	Overall Expiry Date:	25 Jun 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	26 Jun 2025
Target Date:	23 Jun 2025	Recommending Officer Signature:	<i>Stefan Galyas</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	27 Jun 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1086

**30 Quarry Hill, Haywards Heath, West Sussex, RH16 1NQ, , ,
Proposed single and double storey extension with garage conversion.
Mr And Mrs Malcolm**

SUMMARY OF REPRESENTATIONS

There were no letters of representation received in response to the proposed development.

SUMMARY OF CONSULTEES

Southern Water: *'The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development. No new soakaways should be located within 5 meters of a public or adoptable gravity sewer, rising main or water main. No soakaways should be connected to the public surface water sewer.'*

TOWN/PARISH COUNCIL OBSERVATIONS

Town Council: No comment.

INTRODUCTION

The application seeks planning permission for a two storey and single storey rear extension as well as a garage conversion.

RELEVANT PLANNING HISTORY

HH/282/88 - Two storey extension to rear. Permission 20.09.1988.

DM/17/1685 - Proposed single storey rear extension. Permission 05.06.2017.

DM/22/1562 - Two storey rear extension with new dormer. Remove existing clay tiles and replace with a rendered finish to match the proposed extension, two rooflights: one to the proposed dormer and one to the proposed rear roof pitch. Associated alterations to front elevation, garage and parking. 08.07.2022.

SITE AND SURROUNDINGS

This application relates to No 30 Quarry Hill, a detached house located in an established residential road to the north of Haywards Heath.

The property is a split level 4 bed detached house, located at the eastern end of Quarry Hill, off a turning head, with a private access drive. The house has been extended at the rear with the addition of a two-storey extension with a raised roofline and flat roof dormer.

The surrounding topography is undulating, the front garden being lower than the rear, and the adjacent properties also being on differing levels.

The property is located in the built-up area of Haywards Heath.

APPLICATION DETAILS

The application seeks planning permission for a single storey rear extension which would measure at approximately 4.2m in maximum length, 5m wide, 2.4m high to the eaves and 3.2m high to the top of the roof slope.

A two-storey rear extension would also be developed as part of the development proposal which would measure at circa 4.4m in length, 4.4m wide, have an eaves height of 3.3m and a ridge height measuring at 6m.

The existing integral garage would also be converted into a playroom/ boot room with a bathroom.

Proposed external materials would comprise matching brickwork walls, grey concrete pan tiles to the roof and grey coloured windows and doors.

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 the 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:

DP21: Transport

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.

Neighbourhood Plan

Haywards Heath Neighbourhood Plan (Made March 2016)

Policy E9 - Protection and Reinforcement of Local Character

Policy H9 - Domestic Extensions

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) was published for public consultation on 12th January 2024 for six weeks and as a result of this consultation there are unresolved objections to some of the Policies in the draft District Plan. 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:

DPS1 - Climate Change

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)

The National Planning Policy Framework (NPPF) 2024 is a material consideration. Paragraphs 2, 8, 11, 39, 48, 115-117, 131, 135 & 139.

ASSESSMENT

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

- Design and Character
- Impact on Neighbouring Amenities
- Parking Provision
- Other Matters
- Biodiversity Net Gain

Design and Character

DP26 of the 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:

- o is of high-quality design and layout and includes appropriate landscaping and greenspace;*
- o 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;*
- o creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- o protects open spaces, trees and gardens that contribute to the character of the area;*
- o 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'*

Policy E9 of the Haywards Heath Neighbourhood Plan states that:

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 sites to accommodate development,*

- o *Car parking is designed and located so that it fits in with the character of the proposed development.*

Furthermore, Policy H9 of the Neighbourhood Plan states that:

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.*

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.'

In terms of rear extensions, principle DG51 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'

With regard to loft conversions and roof extensions, Principle DG52 notes that:

'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 roof pitch and form are intrinsic to a building's character and roof extensions should be sensitive to this. Roof extensions and dormer windows that alter the existing ridge of the roof or significantly alter the roof profile of a building will not normally be acceptable, particularly on the front roof slope, and where there is a strong established roofline.

Where a clear rhythm of fenestration is established, the position and proportion of dormer windows should respond to existing windows and / or doors.'

It is considered that the raised roofline will be visible from the front elevation of the house but will not have a significant impact upon the street scene as this would match the existing ridge level. The proposed removal of the garage door and proposed glazed insert will likely reflect the appearance of the existing property and the large window already in place which serves the front living room on the ground floor. Furthermore, it is considered that the use of matching external materials such as facing brickwork walls and grey concrete pan tiles would assimilate well with the existing.

The original roof form of the house has already been extended and a large dormer added at the rear. It is considered that the new rear dormer addition will reflect the design of that addition through the associated raised roofline. It is considered that the roof alterations and additions are acceptable as the bulk of the additions are to the rear of the property in visually discrete positions.

The proposal is therefore considered to comply with Policy DP26 of the District Plan, Policy E9 and H9 of the Haywards Heath Neighbourhood Plan and the relevant principles of the Mid Sussex Design Guide SPD.

Impact on Neighbouring Amenities

Policy H9 of the Haywards Heath Neighbourhood Plan states that proposals should 'safeguard' neighbouring amenities with regard to privacy, daylight, sunlight and outlook whereas policy DP26 of the MSDP 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. As such, 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 nearest neighbouring dwellings to No.30 are Nos.28 and 32, located to the west and north-east of the site. No.28 has also been extended at the rear and is located immediately next to the existing rear roofline and dormer addition at No.30. No changes are proposed on the western side of No.30 to affect this neighbouring property.

A new ground floor side (west) elevation window serving a snug would be installed which would face out towards No.28. However, it is considered that views towards the neighbouring site would be obscured by the circa 2m closeboard boundary fence. Accordingly, it is not considered that the window would give rise to a significant overlooking impact.

Given the scale and location of the proposed rear extension and the relationship of the property to the closest neighbouring properties it is considered that the proposal would not adversely harm the privacy, living conditions and amenities of the neighbouring residents.

Accordingly, the proposal is considered to comply with the provisions of DP26 of the Mid Sussex District Plan and Policy H9 of the Haywards Heath Neighbourhood plan in terms of neighbouring amenities.

Parking Provision

Paragraph 116 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or residual cumulative impacts on the road network would be severe. Additionally, Policy DP21 of the District Plan requires development proposals to protect the safety of road users and pedestrians.

The existing driveway arrangement allows for two to three cars to park off the road to the front of the property. The existing single integral garage has limited internal space, measuring at circa 4.6m deep, 2.7m wide with a 2.2m wide door. This provides insufficient space to park a modern car.

As a result of the extension, the house will be extended from a 4 to a 5 bed property. West Sussex County Council Guidance on Parking set out the maximum parking standards for residential houses. For a dwelling with four or more bedrooms, it states that a maximum of 2.2 space should be provided. The existing parking provision at the property meets these requirements.

The existing off road parking provision is acceptable and accords with the WSCC parking guidance and thereby District Plan Policy DP21.

Other Matters

It is noted that the initial consultee response from Southern Water noted that there had been insufficient information provided until details of foul and surface water disposal. Plans were subsequently updated to show a soakaway within the rear garden as well as drainage connections.

Following a re-consultation, Southern Water commented that the matter was now for Building Regulations to determine the adequacy of the soakaway. It is therefore considered that this matter can be dealt with at the Building Regulations stage of the development and should not cause an undue delay towards the determination of the current application.

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 appropriate in terms of design and will not negatively impact on the host dwelling nor its immediate setting and will not harm neighbouring amenities. It is considered that the proposed development would largely mirror the extant permission granted under DM/22/1562 and would not significantly deviate from this.

The proposal will comply with Policies DP21 and DP26 of the District Plan, Policies E9 and H9 of the Haywards Heath Neighbourhood Plan, the MSDC Design Guide and the requirements of the NPPF.

Decision: Permission

Case Officer: Stefan Galyas