

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0410	Case Officer:	Anna Tidey
Application Type:	Householder Application		
Proposal:	Proposed two storey side extension and open porch.		
Site:	21 Southdown Close, Haywards Heath, West Sussex, RH16 4JR, , , ,		
Validation Date	18 Feb 2026	Overall Expiry Date:	15 Apr 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	21 Apr 2026
Target Date:	15 Apr 2026	Recommending Officer Signature:	<i>Anna Tidey</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Joanne Fisher</i>	Date:	22 Apr 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0410

**21 Southdown Close, Haywards Heath, West Sussex, RH16 4JR, , ,
Proposed two storey side extension and open porch.
Mr Louie Dalmon**

SUMMARY OF REPRESENTATIONS

None received.

CONSULTATIONS

Southern Water: The development site is not located within Southern Water's statutory area for water supply services. South East Water are the relevant statutory undertaker. It appears that the developer is intending to build-over/close-to a public foul sewer which is crossing the site. Building over a "public sewer" is not normally permitted by Southern Water. In order to protect drainage apparatus, Southern Water requests a condition is attached to the planning permission to require that prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.

SE Water: No comments received.

TOWN COUNCIL OBSERVATIONS

Haywards Heath Town Council: No comment.

INTRODUCTION

This application seeks planning permission for a proposed two storey side extension with a front projecting gable and a single storey open front porch canopy at 21 Southdown Close in Haywards Heath.

RELEVANT PLANNING HISTORY

None.

SITE AND SURROUNDINGS

No 21 Southdown Close is a 3 bed semi-detached house located on a corner plot close to the Ashenground Community Centre and the Church of the Ascension, off Vale Road in the Built up Area of Haywards Heath.

The house has been unaltered to date. The submitted plans show a hallway leading into the open plan lounge and dining room with the kitchen at the rear of the house on the ground floor. The three first floor bedrooms are accessed from a small landing which also serves a shared bathroom and separate toilet.

The house is sited above the road level with an enclosed front garden, with a side pathway leading to a rear garden, which is enclosed to the south by a side boundary wall. To the rear there is an access driveway which passes over the adjacent wide side grassed verge, and provides access to a parking space, on a hardstanding area, located in the rear garden.

APPLICATION DETAILS

Planning permission is sought to add a 3.4m wide by 8.4m deep two storey side extension, which extends in line with the rear wall of the house and projects 1.2m forward of the front wall of the house. A hipped roofline is proposed over the extension, extending level with the roof eaves and to the full ridge height of the existing house. A 1.3m lower vertical tiled front gable is proposed on the front projection of the extension and a 2.2m wide open front porch canopy with a lean to tiled roof is proposed to serve the existing front doorway.

The submitted plans show that the extension will allow the ground and first floor rooms to be enlarged and the living space reconfigured. The extension will allow the kitchen to be enlarged to create an open plan kitchen/dining area at the rear of the house, with a separate utility room. A new ground floor WC will be created in the addition, with an access doorway from the hall, and in the front of the extension a study will be formed at ground floor level.

On the first floor the shared bathroom will be enlarged by removing the dividing wall to the separate toilet. Within the extension a master bedroom with an ensuite shower room and a new double bedroom will be formed, bringing the total bedroom number to five.

The submitted application form details the proposed construction materials for the extensions and alterations, which include brick walls to match the existing, plain tile hanging on the front elevation, pantiles for the new roofs to match the existing roof tiles and UPVC windows to match.

The applicant's agent has confirmed that the applicant intends to remove the existing boundary wall, which extends along the southern boundary of the garden. This will, in part, be replaced by the side wall of the extension. A new 1.8m high close board fence will extend from the rear wall of the side addition to mark the garden boundary. This alteration to the boundary enclosure could be undertaken without the need for planning permission and is therefore considered acceptable.

Amended Plans have been received during the course of the determination to illustrate the provision of two new car parking spaces in the front garden of the property, served by a new dropped kerb access.

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

DP38 Biodiversity

Site Allocations Development Plan Document

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 Neighbourhood Plan was made on the 15 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 hearings were concluded on the 19th March 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:

DPS2 - Sustainable Design and Construction

DPB1 - Character and Design

DPB3 - Conservation Areas

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
- Impact on residential amenities
- Parking provision
- Public Sewer Pipeline
- Biodiversity Net Gain

Design and Impact upon the street scene

Policy DP26 of the District Plan relates to character and design and requires all proposals to be well designed and reflect the distinctive character of the towns and villages as well as addressing the character and scale of the surrounding buildings and landscape.

Policy H9 of the Neighbourhood Plan seeks to ensure that residential extensions are of a scale, height and form to fit unobtrusively with the existing building and the character of the street scene, with spacing between buildings that respects the character of the street scene, compatible materials are used and privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.

Policy E9 of the Neighbourhood Plan requires developers to demonstrate how their proposal will protect and reinforce the local character within the locality of the site, having regard to the height, scale,

spacing, layout, orientation, design and materials of buildings, the scale, design and materials of the development, protects trees, hedges and ponds, do not result in unacceptable levels of light, noise, air or water pollution, and that car parking is designed and located so that it fits in with the character of the proposed development.

The Council's adopted Design Guide is a material consideration in the determination of the application. Chapter 9 of the Design Guide relates to household extensions. Design Principle DG49 states that extensions should respond to the design of the original dwelling and applicant will be expected to demonstrate how local character has informed the design proposal.

Design Guide Principle DG50 refers to Front and Side extensions and states that they will be resisted where they have an adverse impact on the street scene or the appearance of a dwelling. With regards to side extensions the guidance states that they 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. Side extensions will 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.

The proposed extension will enlarge the host property on the ground and at first floor. The side addition will increase the width and scale of the dwelling. This will alter its presence in the street scene.

Due to the space provided by the wide adjacent verge, the corner location of the house, and the form of the proposed additions, with the lowered front gable and single storey open porch canopy, the proposed extensions are considered acceptable. The proposed extensions would respond appropriately to the character of the host dwelling and the proposed use of matching materials will be inkeeping in design terms.

It is considered that the changes and additions would not have a harmful impact upon the street scene or the overall character of the area.

The overall design of this proposal would accord with the design aims of Policy DP26 of the District Plan, Policies H9 and E9 of the Haywards Heath Neighbourhood Plan and the relevant principles of the Mid Sussex Design Guide SPD.

Impact on residential amenities

Policy DP26 of the District Plan requires developments to demonstrate that it does not cause significant harm to amenities of existing nearby residents (or future occupiers), taking into account matters such as impact on light, privacy and outlook.

In contrast Policy H9 states that extensions to existing dwellings will be permitted where the privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.

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.

In addition Principle DG45 in the Design Guide refers to the need to consider privacy of existing and future residents and it is noted that privacy may be affected by the relationship of buildings to each other.

The immediate neighbouring properties are the attached house to the north west at No 22, a bungalow sited at the end of the rear garden at No 20 Southdown Close and the surrounding houses to the south and west, which are well spaced and are located around the adjacent road junction.

It is considered that there are sufficient distances and level differences between the neighbouring properties and the site of the proposed new extension. It is considered that given the relationship of the

properties, the proposed addition will create no significant harm to the privacy, outlook, daylight and sunlight of the immediate residents.

The proposal therefore accords with the requirements of the more up to date Policy DP26 of the District Plan, and also with the requirements of Policies H9 and E9 of the Haywards Heath Neighbourhood Plan and the relevant principles of the Design Guide.

Parking provision

With regards to parking provision for the extended house the relevant District Plan Policy is DP21, which seeks adequate parking for new developments, taking into account the accessibility of the development and availability of public transport.

The proposal will increase the number of bedrooms in the house available to the occupiers of the house from 3 to 5.

There is existing off road parking provision at the rear of the house on the drive which serves an existing area of hardstanding located inside the garden. An amended block plan has been submitted to show that new frontage parking for two cars will be provided, with a new dropped kerb access. This will allow a maximum of four vehicles to park off the road. The dropped kerb does not require planning permission as Southdown Close is not a classified road. It is understood that the creation of the new vehicular access has been discussed with WSCC Highways Authority, and their appropriate consent will be sought.

For a 3 bed property located in the Ashenground Ward of Haywards Heath the West Sussex County Council Guidance on Parking recommend 1.7 spaces should be provided, and for a 4+ bed house the requirement is 2.2 spaces.

The proposed plans show that sufficient provision for parking will be made available for the extended dwelling. Whilst there is available unrestricted space on street parking on Southdown Close the applicants have agreed to provide off road provision to the front of the house as this will help with house to vehicle transfers and ensure the safety of their young family.

The site is located in a sustainable location within the town and close to a bus route, providing alternative sustainable transport options. The proposal is therefore considered acceptable in terms of the provision for parking for the extended property and therefore the proposal accords with the aims of District Plan Policy DP21.

Public Sewer Pipeline

Comments have been received from Southern Water regarding the proximity of the proposed side extension to their public sewer pipeline. From their sewer pipe plan a public sewer pipeline appears to extend north from Southdown Close, to run close to the rear wall of No 21, across neighbouring properties to join with the pipeline serving properties in Ash Grove to the north.

The applicant and their agent are aware of the position of the public sewer, and the comments received from Southern Water. The extension will be built to the side of the house, and not over the line of the sewer. Rather than imposing a planning condition upon the approval it is considered that an Informative to provide the contact details for Southern Water's 'Get Connected' Service is appropriate. The matter will also be dealt with under the Building Regulations for the development.

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 side and front extensions are considered acceptable in design terms and will not impact harmfully upon the character and appearance of the property or the street scene in this established residential road. The proposal accords with District Plan Policy DP26 and the relevant Design Guide Principles.

It is considered that the additions will not cause significant harm to the neighbouring amenities. The proposal accords with the aims of District Plan Policy DP26 and also with the requirements of Policies H9 and E9 of the Haywards Heath Neighbourhood Plan and the relevant principles of the Design Guide.

The site is located in a sustainable location. The proposed on site parking provision will accord with the WSCC parking requirements for new development and with the aims of District Plan Policy DP21.

Consequently this application is recommended for approval.

Decision: Permission

Case Officer: Anna Tidey