

53 Wivelsfield Road, Haywards Heath, RH16 4EN

PLANNING & HERITAGE STATEMENT

Ref: 0237

1. Introduction

This combined Planning and Heritage Statement should be read in conjunction with the accompanying application drawings. It has been prepared in support of a householder planning application at:

53 Wivelsfield Road, Haywards Heath, RH16 4EN

2. Proposed Development

The application comprises three principal elements:

1. A loft conversion
2. A single storey rear extension, with demolition of an existing external WC and store
3. Replacement of the detached garage with a garden office on the same but reduced footprint.

3. Fall-Back

The loft conversion and garden office are considered to fall within permitted development rights under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ("GPDO").

Permission for all elements is sought under a single householder planning application. A realistic fall-back position exists under permitted development rights and is therefore a material consideration in the determination of the application.

3.1. Loft Conversion

The loft conversion comprises a box dormer to the rear roof slope. It accords with Schedule 2, Part 1, Class B of the GPDO 2015 (as amended), in that:

- The additional roof space created does not exceed 40m² (measured at 23.8m²).
- Materials used in the construction of the dormer will be similar in appearance to those of the existing roof.
- More than 0.2m of the original eaves will be retained at the rear, measured along the plane of the roof slope.
- Rooflights to the front elevation fall within Schedule 2, Part 1, Class C.

The works are domestic in scale and typical of loft conversions within the local suburban context.

3.2. Garden Office

The proposal involves demolition of the existing detached garage and its replacement with a garden office of reduced footprint.

The building accords with Schedule 2, Part 1, Class E of the GPDO 2015 (as amended), in that:

- It is located within 2m of the boundary.
- The overall height does not exceed 2.5m above reference ground level.

The scale and massing are modest and subordinate to the host dwelling. The replacement structure reduces overall footprint compared to the existing garage.

4. Rear Extension

The single storey rear extension is modest in scale and designed to enlarge the existing kitchen, creating a more functional space.

The extension remains subordinate to the host dwelling and respects the character of the property and surrounding area.

The roof height and pitch match those of the existing rear outrigger which the proposed extension subsumes, and also align with the neighbouring rear extension. The slate roof planes will therefore be contiguous.

Its single storey height and rearward location ensure limited visibility from the public realm and no material impact on neighbouring amenity.

5. Ecology

The Partnership for Biodiversity in Planning Wildlife Assessment Check Tool has been used to assess the ecological implications of the proposed development.

The report submitted with this application concludes that it is unlikely that consultation with an ecologist will be required.

6. Heritage

The application site is opposite a Listed Building:

OLD NURSERIES, WIVELSFIELD ROAD

Grade: 2

List Entry Number: 1192748

Date first listed: 10 September 1951

The listed building is identified on the block plan and the listing entry is included at the end of this section.

6.1. Heritage Asset

From the Listing entry and street observation the Old Nurseries appears to be a timber framed building from the 16th century.

Framing is exposed blackened timber and render infill is white. It is possible the building has this appearance due to the 19th century Black-and-White revival, noted in architectural literature, including work by Nikolaus Pevsner¹, and therefore is unlikely to be its original presentation which could have been fully rendered with wattle and daub covering the timbers.

The framing itself appears to be a very basic box-framing. Many buildings of a similar date having more sophisticated framing with for example knee-braces for strength. The listing entry notes that the half-hipped roof, roof tiles and windows are not original.

The Old Nurseries is listed within Haywards Heath Historic Character Assessment Report² as part of a list of "Medieval and Post-medieval" buildings. No further description or analysis of the building is provided.

The available information indicates that the building has been substantially altered and that much of the visible fabric is later in date. For the purposes of this application the proposal therefore has limited potential to affect the significance of the listed building.

No further historical research has been conducted.

6.2. Impact of the proposal on the Heritage Asset

Referring to the block plan and available street-level imagery, mature trees along the boundary between the Old Nurseries and Wivelsfield Road prevent intervisibility between the application site and the listed building. The listed building is not visible from the application site and there does not appear to be any public vantage point from which both the application site and the listed building can be viewed simultaneously.

¹ https://en.wikipedia.org/wiki/Black-and-white_Revival_architecture

² <https://www.midsussex.gov.uk/media/2560/haywards-heath-character-assessment-report.pdf>

Consequently, the proposed development would not be experienced within the setting of the listed building and would not affect the way in which the heritage asset is understood or appreciated.

If the boundary trees were removed, the front-facing windows of the proposed loft conversion could potentially become visible within the wider context of the Old Nurseries. However, as described in Sections 3 above, a realistic fall-back position exists whereby these windows could be installed under permitted development rights. As such, the application does not introduce a greater degree of potential visibility than could reasonably occur without planning permission.

All other elements of the proposed development are either permitted development or are entirely out of view from the heritage asset. The proposal would therefore preserve the setting of the listed building and would give rise to no harm to its significance.

6.3. Old Nurseries, Wivelsfield Road, Listing Entry

TQ 32 SW HAYWARDS HEATH WIVELSFIELD ROAD 4/145 Old Nurseries 10.9.51 II House. C16 timber framed house re-fronted in C20. Ground floor has exposed framing with plaster infill, 1st floor hung with modern tiles. Half-hipped roof now with modern tiles having central cruciform brick chimney stack. 2 storeys, 2 windows; modern casements. C17 outshot to rear containing simple door.

7. Conclusion

The proposed development comprises modest domestic alterations including a loft conversion, a single storey rear extension and replacement of an existing detached garage with a garden office.

The loft conversion and garden office fall within permitted development rights under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), and therefore represent a realistic fall-back position which is a material consideration in the determination of this application.

The application site is located opposite the Grade II listed building known as Old Nurseries. However, due to mature boundary trees there is no intervisibility between the application site and the listed building, and no public vantage point from which both can be viewed simultaneously.

The proposed development would therefore not affect the setting of the listed building and would preserve its significance.

For these reasons the proposal is considered acceptable in planning and heritage terms, and planning permission is respectfully requested.

8. Referenced Imagery



The Old Nurseries seen from Edward Road
Google Street View 2024



Aerial View looking south junction of Wivelsfield Road and Edward Road
Application site: Green arrow. Listed Building: Red arrow
Google Imagery 2026



View looking south along Wivelsfield Road at the junction with Edward Road
Application site: Furthest house on left. Listed Building: Behind trees in centre foreground
Google Street View 2024