

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1725	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Ground floor rear extension to provide open plan kitchen, living, and dining areas.		
Site:	13 Rocky Drive, Haywards Heath, West Sussex, RH16 4WQ, , , ,		
Validation Date	17 Jul 2026	Overall Expiry Date:	12 Aug 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	8 Sep 2026
Target Date:	11 Sep 2026	Recommending Officer Signature:	<i>Catherine Cardin</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
--	--	-------------------------------	---

Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	8 Sep 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1725

**13 Rocky Drive, Haywards Heath, West Sussex, RH16 4WQ, , ,
Ground floor rear extension to provide open plan kitchen, living, and dining areas.
Walker**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

None received.

PARISH COUNCIL OBSERVATIONS

ASPC have no objections to this planning application.

INTRODUCTION

The application seeks planning permission for the erection of a single-storey rear extension.

RELEVANT PLANNING HISTORY

12/00535/OUT- Construction of part of Stage 5 of Haywards Heath Relief Road; formation of roundabout; residential development. Permission.

SITE AND SURROUNDINGS

The application site comprises a two-storey detached dwelling. The dwelling is characterised by red brick, white uPVC fenestration and a plain tile roof. The property benefits from a detached double garage. Land levels rise gently to the north-east.

The property lies within a modern housing estate and the built-up area boundary of Haywards Heath. Neighbouring properties are located to the northeast, southwest and east. The public highway lies to the northwest.

APPLICATION DETAILS

The proposed extension would measure approximately 8.9 metres in width and 2.9 metres in depth. The extension would incorporate a flat roof with a maximum height of approximately 3.6 metres. A window and bifold doors are proposed on the rear (southeastern) elevation. The extension would have a roof lantern and would be finished in external materials to match the existing.

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.

Relevant policies:

No relevant policies

Neighbourhood Plan

Haywards Heath Neighbourhood Plan was made in 2016.

Relevant policies:

Policy E9 - Design

Policy H9 - 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 is currently at Examination with initial hearings held in February/March 2026. The Council is consulting on Main Modifications which are required to ensure the plan is legally compliant and sound. 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

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

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

- Character and Design
- Neighbouring Amenities
- Biodiversity Net Gain

Character and Design

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

Principle DG49 of the Mid Sussex Design Guide relates to general principles for extensions and requires that extensions should fit in with both the existing house and its surroundings, appearing as a subordinate addition rather than overwhelming or competing with the original building.

Principle DG51 of the Mid Sussex Design Guide relates to rear extensions and requires that rear extensions can be more modern or innovative in design, particularly when they are hidden from public view, but they should still relate well to the existing house, respect neighbouring properties, and avoid appearing disconnected from the original building.

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 extension would be located to the rear of the dwelling where it would have limited visibility from the public realm. Its single-storey scale, limited projection and subordinate form ensure that the original dwelling remains the dominant element of the site in accordance with DG49. The proposal would appear well integrated with the host dwelling through its matching materials and proportions and would accord with DG51 relating to rear extensions.

On this basis, the proposal is therefore considered to address the character of the existing dwelling and the surrounding buildings, and as such the proposal is deemed to comply with the above part of policy DP26 of the District Plan, policy E9 of the Neighbourhood Plan and principles DG49 and DG51 of 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 that *'the privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.'* However, these policies are considered to have very limited weight as they are 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 maintain *'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'.*

To the northeast of the application site lies 11 Rocky Drive. The proposal would result in an increase in the built form towards this neighbour. Given the single storey nature of the proposal and the difference in

land levels between the properties, it is not considered that the development would result in unacceptable harm to the light and outlook of this neighbouring property. Given the existing boundary treatments and that no windows are proposed on the side elevation, it is not considered that the proposal would result in unacceptable harm to the privacy of this neighbouring dwelling.

To the southwest of the application site lies 15 Rocky Drive. Given the single storey nature of the proposal and that a separation distance of approximately 8 metres would remain, it is not considered that the development would result in unacceptable harm to the light and outlook of this neighbouring property. Given the existing boundary treatments and that no windows are proposed on the side elevation, it is not considered that the proposal would result in unacceptable harm to the privacy of this neighbouring dwelling.

Due to the domestic nature of the proposed development, it is considered that there would not be unacceptable harm in terms of noise, air and light pollution.

It is therefore considered that the proposal would not cause unacceptable harm to the amenities of neighbouring properties. The proposal is therefore deemed to accord with the above-mentioned part of policy DP26 of the District Plan and Policy H9 of the Haywards Heath Neighbourhood Plan, and Policies L2 and P3 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

The proposed development would preserve the character and appearance of the host dwelling and surrounding area and would not result in unacceptable harm to neighbouring amenity. The proposal is therefore considered to accord 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.

Accordingly, planning permission is recommended for approval.

Decision: Permission

Case Officer: Catherine Cardin