

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2467	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Proposed two storey extension to the side of the property.		
Site:	69 Wood Ride, Haywards Heath, West Sussex, RH16 4NL, , , ,		
Validation Date	30 Sep 2025	Overall Expiry Date:	24 Oct 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	18 Nov 2025
Target Date:	25 Nov 2025	Recommending Officer Signature:	<i>Catherine Cardin</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	19 Nov 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2467

**69 Wood Ride, Haywards Heath, West Sussex, RH16 4NL, , ,
Proposed two storey extension to the side of the property.
Mr Chris Davidge**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Southern Water

No objection.

TOWN COUNCIL OBSERVATIONS

No comment.

INTRODUCTION

Planning permission is sought for a two-storey side extension.

RELEVANT PLANNING HISTORY

CU/383/84- Single storey extension at front comprising extension to dining room and hall. Permission.
HH/010/94- Single storey front addition. Permission.
HH/172/97- Porch and wc addition to front of property. Permission.
14/04401/HOUS- Single storey rear extension and new garage. Permission.
DM/15/0748- Single storey rear extension and new garage. Amendment to planning application 14/04401/HOUS to include amendment to high window on the south elevation. Permission.
DM/16/1900- Non Material Amendment to application DM/15/0748 - to change the shape and size of the main window in the new extension. Permission.

SITE AND SURROUNDINGS

69 Wood Ride is a detached two-storey property. The property is constructed of red brick, with white upvc windows and a plain tile roof. The property benefits from off street parking to the front of the property and a detached garage to the rear.
The property is located within the built-up area boundary of Haywards Heath. Neighbouring properties are located to the north, south and east. Highways is located to the west.

APPLICATION DETAILS

It is proposed to demolish the front half of the existing garage and to construct a part two-storey part single-storey side extension.

The two-storey element would measure some 8.8 metres in width and some 2.1 metres in depth. This would be characterised by a hipped pitched roof, with a maximum height of some 6.7 metres and a height to the eaves of some 5.4 metres. It is also proposed to instal a window on the ground floor (western) elevation, and a window and door on the ground floor side (southern) elevation. It is also proposed to install a window on the side (southern) first floor elevation and to extend a window on the

rear (eastern) first floor elevation. It is proposed to use this as a utility on the ground floor and to use this as a bedroom on the first floor.

The single storey element would measure some 3.1 metres in width and some 3.4 metres in depth. This would be characterised by a flat roof with a maximum height of some 3.2 metres. It is also proposed to install 1 no. rooflight and to install sliding doors on the rear (eastern) elevation. It is proposed to use to extend an existing kitchen on the ground floor.

All external materials would match the existing property.

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:

DP21 - Transport

DP26 - Design and Character

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

The Haywards Heath Neighbourhood Plan has been formally 'made' as of 15th December 2016.

Relevant policies:

E9 - Design

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 (Regulation 19) is currently at Examination and the stage 1 hearings were concluded on the 31st October 2024. There are unresolved objections to some of the Policies in the draft District Plan and 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:

DPS2 - Sustainable Design and Construction
DPB1 - Character and Design
DPT4 - Parking and Electric Vehicle Charging Infrastructure

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 and Character
- Neighbouring amenities
- Parking arrangements
- Biodiversity Net Gain

Design and Character

Policy DP26 of the Mid Sussex District Plan relates to design and character and 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 protects valued townscapes and the separate identity and character of towns and villages;
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 (see Policy DP27);
o creates a pedestrian-friendly layout that is safe, well connected, legible and accessible; o incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;
o positively addresses sustainability considerations in the layout and the building design;
o take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element; o optimises the potential of the site to accommodate development.'

Principle DG49 of the Mid Sussex Design Guide relates to general principles for extensions and states that:

Extensions should respond to the design of the original dwelling and applicants will be expected to demonstrate how local character has informed the design proposal. Extensions should also normally be designed to be well-integrated with the existing scale, form and massing allowing the original building to remain the dominant element of the property whether it has one or several additions.

Furthermore, principle DG50 of the MSDC Design Guide relates to side extensions and states that:

'side extensions 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.

The gaps between dwellings can sometimes positively contribute to articulating (for example, through the consistent rhythm of repeated houses) and adding interest in a street frontage or by providing views / visible connections to the surrounding countryside. Side extensions will therefore 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.

Policy E9 of the Haywards Heath neighbourhood Plan relates to design and states:

'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 site to accommodate development,*
 - o Car parking is designed and located so that it fits in with the character of the proposed development.*
- Proposals affecting a listed building, conservation area, building of local interest or public park of historic interest or their setting should preserve or enhance their special interest and/or distinctive character.'*

Policy H9 of the Haywards Heath neighbourhood Plan relates to extensions and states:

'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.*

The property lies within a residential area within the built-up area boundary of Haywards Heath. A number of properties in the street have similar two storey side extensions, namely at no. 61 and no. 70. The proposed side extension would be of an appropriate scale and would be subordinate in height to the existing dwelling. It is considered that the hipped pitched roof design of the side extension would coordinate well with the existing property and that the side extension would be of a similar character and design to the existing dwelling. The proposal would not close an important gap or view and the proposed design is considered to address the side boundary and adjacent buildings to the south appropriately. The proposed side extension would be set-back from the front of the house, which would define the original dwelling. It is considered that the first-floor extension roof responds well to the character of the existing building and the set down from the ridge allows the existing property to remain the dominant element.

Although the ground floor rear extension proposes a flat roof and this would result in an overall mixture of hipped and flat roofs, it is considered that this contemporary approach would harmonise well with the existing building. The rear extension would not be visible from the street scene and therefore it is not considered that the proposal would be harmful to the street scene. As the proposal includes wall and roof materials to match the existing, it is considered that the development would provide a consistent finish.

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, principles DG49, DG50 and DG51 of the Mid Sussex Design Guide SPD.

Neighbouring Amenities

In terms of impact on neighbouring amenities, Policy DP26 of the District Plan states proposals 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'*. Policy H9 in the Neighbourhood Plan refers to *'The privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.'* As such there is some conflict between the two policies.

Under section 38(5) of the Planning and Compulsory Purchase Act 2004 if a policy contained in a development plan for an area conflict 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 District Plan is considered to take precedence and therefore the test in this instance is whether the development causes significant harm to the amenities of existing nearby residents.

To the south is 71 Wood Ride. The proposal would see an increase in the built form towards this neighbour. Whilst it is considered that the proposed two storey extension would cause a loss of light and outlook, it is considered that the level of harm that would occur would not be significant enough to warrant the refusal of this application. As the side extension would have a hipped roof, which would slope away from these neighbours, it is not considered that the development would cause significant overshadowing or enclosure. A window is proposed on the side elevation at first floor level to serve a bathroom. Given that there is already an existing window on the side elevation at first floor level, it is not considered that the proposal would give rise to significant overlooking concerns. In any case, an obscure glazed window can be secured by a suitably worded condition should permission be granted.

To the north is 67 Wood Ride. As the proposal would largely be screened by the application property itself, it is not considered that the proposal would be harmful to the amenities of this neighbour.

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

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

Parking arrangements

Policy DP21 of the District Plan states that to meet the objectives of the West Sussex Transport Plan 2011- 2026, decisions on development proposals will take account of whether: *'the scheme provides adequate car parking for the proposed development taking into account the accessibility of the development, the type, mix and use of the development and the availability and opportunities for public transport; and with the relevant Neighbourhood Plan where applicable;'*.

West Sussex County Council Parking Standards Guidance (2020) outlines the County Council's approach to parking at new developments to ensure that sufficient parking is provided to meet the needs of the development while maintaining highway network operations, protecting surrounding communities and pursuing opportunities to encourage use of sustainable modes of transport. The property currently has three bedrooms. West Sussex County Council Parking Standards Guidance (2020) outlines that for a 4-bedroom dwelling in this location that 2.2 parking spaces should be provided. The proposal would retain an external parking space at the front of the house to accommodate one car. In addition, there are no restrictions on the surrounding roads that would prevent on road parking. It is therefore considered that, in this instance, the proposal would be acceptable in terms of highways impact. Therefore, the proposal is deemed to comply with policy DP21 of the Mid Sussex District Plan and the WSCC Parking Standards Guidance.

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 proposal is considered to be acceptable in terms of design, size and scale to the dwellinghouse and locality, and would not cause harm to the amenities of neighbouring properties.

In conclusion, the proposal would accord with the requirements of policy DP21 and DP26 of the Mid Sussex District Plan, and policies E9 and H9 of the Haywards Heath Neighbourhood Plan. It is therefore considered acceptable.

Decision: Permission

Case Officer: Catherine Cardin