

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0959	Case Officer:	Joanne Fisher
Application Type:	Householder Application		
Proposal:	Proposed rear single storey extension, small extension to rear of garage, front porch extension, small new ground floor side window to new wc and raised decked area to the rear of the property.		
Site:	12 Sheppeys, Haywards Heath, West Sussex, RH16 4NZ, , , ,		
Validation Date	7 Apr 2025	Overall Expiry Date:	2 Jun 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	4 Jun 2025
Target Date:	2 Jun 2025	Recommending Officer Signature:	Joanne Fisher

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	5 Jun 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0959

**12 Sheppeys, Haywards Heath, West Sussex, RH16 4NZ, , ,
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small new ground floor side window to new wc and raised decked area to the rear of the
property.**

Ashley And Anna Swan

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Southern Water

No objections.

TOWN/PARISH COUNCIL OBSERVATIONS

No comment.

INTRODUCTION

Permission is sought for a rear single storey extension, small extension to rear of garage, front porch extension, small new ground floor side window to new wc and raised decked area to the rear of the property at 12 Sheppeys, Haywards Heath.

RELEVANT PLANNING HISTORY

There is no relevant history.

SITE AND SURROUNDINGS

12 Sheppeys is a semi-detached brick built dwelling set back and at a lower level than the residential road. The property has been extended through a large flat roofed rear dormer. To the rear is a detached single garage which is attached to the neighbours garage of no. 14. There is a decked area currently to the rear of the property.

The application site is situated within a residential area where there is a mix in the design of dwellings some which have various extensions including porches and single storey rear extensions.

In terms of policy the property is within the built up area as defined in the District and Neighbourhood Plans.

APPLICATION DETAILS

To the front of the property is to be a mono-pitched enclosed front porch. This is to measure some 1.6 metres in depth, 3.6 metres in width, with an eaves height of some 2.4 metres and an overall height of some 3.5 metres.

To the rear is to be a single storey extension with a mono pitched roof. As the rear is set at a lower level than the front of the house, this is to be raised in height from the ground. The extension is to measure some 5.5 metres in width, 3.8 metres in depth, with an eaves height of some 2.9 metres and an overall

height of some 4 metres. On the rear elevation is to be bi-fold doors and 3 no. rooflights. The extension would be set off the shared boundary with the adjoining property no. 10 by some 0.18 metres.

The garage is to have a small rear addition. This would measure some 2.7 metres in width, 1 metre in depth with a height of some 2 metres.

The extensions would be constructed in brick with a tiled roof to match the existing dwelling. The garage extension would have a flat roof to match the existing garage.

To the rear of extension to the property is to be a new area of raised decking into the rear garden. This is to measure some 5.5 metres in width and 4.5 metres in depth. The decking would be raised off the ground by some 0.6 metres with steps into the rear garden.

On the side elevation a new ground floor window is to be installed to serve a toilet.

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 policy:
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

The Haywards Heath Neighbourhood Plan was made in December 2016. It is a material consideration in the determination of planning applications with full weight.

Relevant 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 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

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

Design and impact on the character of the area

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 requires amongst other criteria the scale, height and form fit unobtrusively with the existing building and the character of the street scene.

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 that the extension shall be well integrated allowing the original building to remain the dominant element of the property. In relation to front extensions, design principle DG50 states front extensions should normally be limited to a modest single storey or porch-type extension that reflect the character of the existing property. Design principle DG51 relates to rear extensions and states that these can be of a contemporary architectural approach. However, rear extensions should have consideration for the character of the existing building and the relationship of the extension with the side boundaries and adjacent buildings and gardens.

The proposed extensions to the dwelling are considered to be of a modest scale and a sensitive design. Whilst the front porch would be visible within the street scene, this is set at a lower level than the highway and the mono pitched roof would reduce its prominence. The single storey rear extension is to have a mono-pitched roof to reduce its impact and will not extend across the whole of the rear of the property nor extend further out from the neighbours rear extension at no. 10. In respect of the rear extension to the garage, this is to continue the existing design of the building and be of a sensitive scale. Due to the modest nature and scale, the extensions are not considered to detract from the character of the area or street scene.

The application therefore accords with Policy DP26 of the Mid Sussex District Plan, the design principles of the Mid Sussex Design Guide and Policy H9 of the Neighbourhood Plan.

Impact on neighbouring 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.

The test, as set out under policy H9 of the Haywards Heath Neighbourhood Plan, is that 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.

The rear extension is to be set off the shared boundary with the attached property no. 10 which benefits from a single storey rear conservatory with high level windows that protrude above the shared boundary fence. Due to the scale and nature of the extension as well as the mono pitched roof, it is considered that this will not result in significant harm to the neighbouring amenities through an overbearing impact or loss of light. There are no side windows proposed to face the neighbour and so this will not result in any overlooking.

The proposal is to form a rear decked area raised off the ground level by some 0.6 metres. This is to replace the existing decking and extend further out to the rear and beyond the neighbours rear extension. There is 2 metre high fencing on the boundary and it is considered that this will limit any overlooking or loss of privacy to the amenities of the neighbouring property of no 10. Due to the position of the detached garage to the southern boundary, this will also reduce the impact to the neighbour of no. 14.

Finally, the rear garage extension is to have no windows on the side elevation. Due to its modest depth of some 1 metre and the flat roofed nature, it is considered that this will not result in an overbearing impact, loss of light or privacy to the amenities of no. 14.

The proposal is thereby considered to comply with the relevant part of policy DP26 of the District Plan and will not result in a significant harm to the amenities of the neighbouring occupiers.

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 extension and decking is considered sensitive in design to the existing dwelling and will not cause detriment to the character of the area. In addition, the proposal will not result in significant detriment to the amenities of surrounding occupiers through overlooking, a loss of privacy or a loss of light. The proposal is thereby considered to comply with Policy DP26 of the District Plan, Policy H9 of the Neighbourhood Plan, the design principles of the Mid Sussex Design Guide and the requirements of the NPPF.

Decision: Permission

Case Officer: Joanne Fisher