

PLANNING STATEMENT

**63 QUEENS ROAD
HAYWARDS HEATH**

PROPOSED RESIDENTIAL DEVELOPMENT

26th JUNE 2025

The application site lies on a mainly residential street to the north of Haywards Heath town centre.

It is an existing semi-detached two bedroom house of brick build.

The development would include a double storey side extension extending the original side section close to the boundary line. A single storey rear extension measuring 6.5m deep, a new first storey outrigger and loft conversion to include a front and rear dormers.

This will increase the property to a 4 bedroom family dwelling. After extending the property will still benefit from a generous 14.5m long garden and retain two off road parking spaces to the front.

The proposed home aims to support family wellbeing with spaces designed for healthy living, including landscaped garden improvements and flexible-use areas

Materials would be facing brick to match the existing dwelling with rendered elements for the rear and side extensions, similar to the design of number 69 Queens Road. The roof and dormers will be clad in a slate style material with anthracite fenestration throughout.

The design will incorporate modern, energy-efficient features such as solar panels and water harvesting environmental performance and align with sustainable development goals

It should further be noted that the adjacent property to the west is a commercial use so no undue negative impact will be reflected by way of the proposal.

Environmental Enhancements and Biodiversity Measures:

As part of the proposed development at 63 Queens Road, we list below the proposed enhancements that would form part of the development.

- Bee bricks and swift nesting bricks integrated into new external walls to provide valuable habitats.
- Hedgehog highways included within boundary fencing to support local wildlife movement.
- Installation of permeable paving across all new parking areas to support sustainable drainage.
- Provision of a green roof on the flat roof of rear extension to improve biodiversity and thermal performance.
- Native and pollinator-friendly planting scheme within the garden.
- Rainwater harvesting butt for garden irrigation.

- Small composting area to reduce organic waste and encourage sustainable garden management.
- These enhancements align with Mid Sussex District Plan Policies DP26 (Character and Design), DP35 (Sustainable Construction), and wider national objectives around Biodiversity Net Gain. The design aims not only to protect but actively improve the site's environmental contribution to the area.

Following the development the new GIA will be 162.4 square metres

This householder application follows on from pre-application feedback from case officer Andrew Horrell Ref DM/25/1122.

We received feedback on 4th June 2025. Below we have copied the advice and noted our alterations to the final application scheme submitted to reflect the recommendations.

The proposal is for the removal of the existing rear extension (this is assumed as existing floor plans have not been provided) to allow for an 8m deep, 6m wide and 3m high flat roofed rear extension with the roof lantern adding approximately 0.25m in height.

The proposed two storey side extension approximately measures 2.45m in width, 8.5m in depth with a height to eaves of 5.45m and an overall height of 8.15m. This will serve a hallway, store and utility room on the ground floor and a bathroom and landing on the first floor. This will replace an existing less wide and less deep two storey side extension.

The first-floor outrigger approximately measures 5.5m in depth, 4.2m in width with a height to eaves of 2m and an overall height of 3.7m. This will serve a bedroom 3

The loft conversion allows for with joint rear dormers which measure 6.5m in depth, 6.15m in width with a height of 2.6m. This is to serve a master bedroom and bathroom. There will be three rooflights to the front elevation.

Given the nature of the works, planning permission would be required, details of how to apply for householder application is within the following link: <https://www.midsussex.gov.uk/planning-building/apply-for-planning-permission/>

In policy terms, the enlargement to the dwelling would be judged against policies DP21, DP26 of District Plan, E9 and H9 of the Haywards Heath Neighbourhood Plan and principles DG49, DG50, DG51 and DG52 of the Mid Sussex Design Guide and West Sussex Parking Standards Guidance.

The main considerations would be character and design, impact on neighbouring amenities and parking provision.

Character and Design

I note you have outlined various similar schemes within Haywards Heath within the Planning Statement, the works at Nos 22 (DM/16/1459) and 69 Queens Road (12/00938/FUL) are seen as relevant whereas those in Western Road are not seen as relevant as within a different part of Haywards Heath.

I also note from our mapping system, a single storey rear extension and two storey side extension at No.77 (14/00041/FUL), I note a dormer was refused at No.53 (DM/17/3335) and a first-floor rear extension at No.81 (DM/21/1031).

DP26 of the Mid Sussex District Plan 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:

- is of high quality design and layout and includes appropriate landscaping and greenspace;*
- 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;*
- creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- protects open spaces, trees and gardens that contribute to the character of the area;*
- protects valued townscapes and the separate identity and character of towns and villages;*
- 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 DP29);*
- creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- positively addresses sustainability considerations in the layout and the building design;*
- 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;*
- optimises the potential of the site to accommodate development.*

E9 of the Haywards Heath Neighbourhood Plan has a similar ethos 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:

- height, scale, spacing, layout, orientation, design and materials of buildings,*
- the scale, design and materials of the development (highways, footways, open space and landscape), and is sympathetic to the setting of any heritage asset,*
- respects the natural contours of a site and protects and sensitively incorporates natural features such as trees, hedges and ponds within the site,*
- creates safe, accessible and well-connected environments that meet the needs of users,*
- Will not result in unacceptable levels of light, noise, air or water pollution,*
- Makes best use of the site to accommodate development,*
- Car parking is designed and located so that it fits in with the character of the proposed development.*

H9 of the Haywards Heath Neighbourhood Plan relates to extensions specifically and states:

Policy H9 - Extensions to existing dwellings will be permitted where it meets the following criteria:

- The scale, height and form fit unobtrusively with the existing building and the character of the street scene.*
- Spacing between buildings would respect the character of the street scene.*
- Gaps which provide views out to surrounding countryside are maintained.*
- Materials are compatible with the materials of the existing building.*
- The traditional boundary treatment of an area is retained and, where feasible reinforced.*
- The privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.*

The relevant sections of the Mid Sussex Design Guide SPD are principles DG49-DG52.

DG49 relates to the general principles for extensions and states:

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.

Extensions should typically use simple, uncomplicated building forms to complement and coordinate with the scale, form and massing of the original dwelling. The design approach may benefit from coordinating with the existing pattern of window and door openings as well as employing facing materials to match those of the existing dwelling. Otherwise it should demonstrate the appropriateness of the alternative approach.

Extensions should not result in a significant loss to the private amenity area of the dwelling.

There are two general approaches to extending a property:

- Designing in the style of the existing building by closely matching its facing materials, architectural features, window sizes and proportions; and*
- Designing in a contemporary style that takes its cues from key aspects of the existing building that might include its underlying form and proportions, facing materials, window design and other specific architectural features. The success of this approach is particularly reliant on high quality facing materials and finishes, and this will normally need to be demonstrated through detailed elevations and section drawings.*

Both approaches can create successful, well-designed extensions that can be mutually beneficial to both the house and the wider area.

All extensions and alterations should consider their impact on neighbouring properties (refer to Chapter 8 on residential amenity).

Principle DG50 relates to Side extensions and states:

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.

In terms of the proposed two storey side extension, the existing dwelling is characterised by a two storey side extension. The proposed two storey side extension is wider than this and whilst greater in height, is subservient to the original dwelling. The issue is that it gets lost with the rest of the development to the rear of the property. It would be better if this two storey side element was from a clearly distinct enlargement which while it is seen as such from the front, it not from the side or rear.

We have addressed the above by removing the 'L'shaped dormer, reduced the width and height of the main dormer and designed in contrasting materials to reduce the 'blend' of the two additions

Principle DG51 relates to rear extensions and states:

Rear extensions which are not visible from the street and do not negatively impact on neighbouring properties can be expressed in many forms, including by adopting a contemporary architectural approach. With reference to DG49, they should nevertheless 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 depth of the single storey rear extension is 8m, this is seen as out of scale with the existing dwelling, I note the similar rear extension at No.69 which was seen as acceptable was 6m in depth. Therefore, I would suggest reducing this back, preferable to 6m in depth.

We have reduced the depth of the rear extension which was deemed acceptable by Mr. Horrell on 25th June

The outrigger, I assume this is designed in view of the two storey side extension at No.69, whilst a two storey/ first floor rear extension is in principle acceptable as shown by similar enlargements within the streetscene. The use of dormer within this outrigger combined with the wrap around nature of the two storey side extension means the original building is not allowed to remain the dominant element and therefore it is contrary to DG49 of the Mid Sussex Design Guide.

This has now been removed completely from the submitted design.

Principle DG52 relates to dormers and states:

A loft conversion is a space efficient means of extending the amount of living accommodation in a dwelling. Roof accommodation is normally reliant on dormer windows and rooflights to provide light and ventilation. However, if they are out of scale or out of character with the roofscape and proportions of a

dwelling they can have an adverse impact on the character of both the dwelling and the streetscape.

The roof pitch and form are intrinsic to a building's character and roof extensions should be sensitive to this. Roof extensions and dormer windows that alter the existing ridge of the roof or significantly alter the roof profile of a building will not normally be acceptable, particularly on the front roof slope, and where there is a strong established roofline.

Where a clear rhythm of fenestration is established, the position and proportion of dormer windows should respond to existing windows and / or doors.

Further guidance on dormer windows and rooflights is provided in chapter 6 under sections 6.3.5 to 6.3.8.

Sections 6.3.5-6.3.8 state the following:

6.3.5 While dormer windows can sometimes be prominent features in the streetscene, care needs to be taken with their design, proportions and position on the roof. The choice of design should be informed by the character and appearance of the local vernacular.

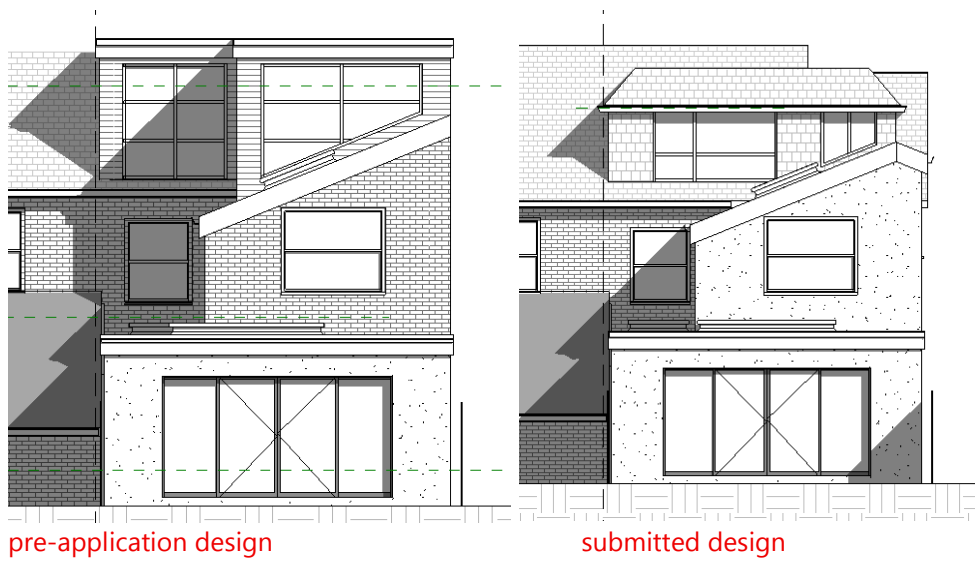
6.3.6 Dormer windows should be visually subordinate to the roof slope, enabling a large proportion of the main roof to remain visible. Excessively wide dormers are likely to look unsatisfactory as they will often be out of proportion with the existing roof.

6.3.7 Dormer windows should normally be positioned below the ridge-line, and above the eaves line.

6.3.8 Rooflights that follow the roof profile can be an appropriate substitute for a dormer where it is important to retain the profile of the roof slope or avoid a dormer that break the eaves line. Care though needs to be taken to avoid them dominating the roof. Rooflights are best designed with a slender-profile that are flush with the roof slope.

The style of dormers proposed are wholly against DG52 of the Mid Sussex Design Guide, as discussed, the only way a flat roofed dormer would be acceptable is under permitted development.

We have reduced the bulk of the proposed rear dormer significantly by reducing the width and setting it back, we have also designed in a pitched roof section that further reduces the impact. Below are the proposed design at pre-application stage and the submitted design.



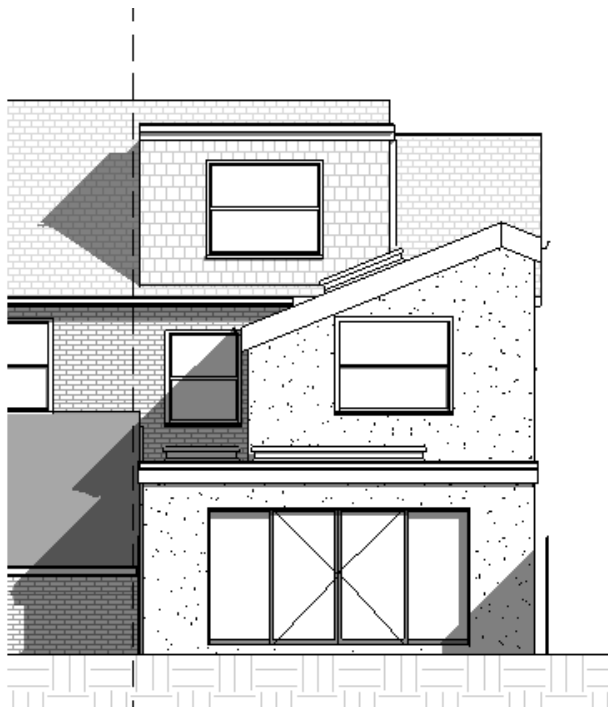
As shown the proposed dormer is significantly reduced in scale. It should be noted that this could be done under permitted development where it not for the side addition.

The design maybe contrary to Policy DG52 but this is guidance and we would encourage views to be based on the overall design which is modern and in-keeping with the scheme.

Queues have been taken from development in the same street, notably number 69 (below) that was constructed under permitted development.



If the dormer element is refused in its current design we would need to utilise the permitted development option and maximise the space that would lead to much more bulky design and would not reflect as well to the overall scheme as highlighted below.



Rear dormer under permitted development rights.

The amended dormer design outlined on the 28th May would be more acceptable.

This has been submitted together with a front dormer which is deemed acceptable at pre-application stage

Therefore, the principle of the majority of the works (single storey or part single storey and part two storey rear extension and two storey side extension) are acceptable, but the issue is the scale of the works being either too deep in the case of the proposed 8m rear extension or the extensions given their scale, mean that the original dwelling loses its dominant nature and therefore is contrary to DP26 of the Mid Sussex District Plan and principle DG49 of the Mid Sussex Design Guide.

Impact on Neighbouring Amenities

DP26 of the Mid Sussex District Plan states:

- *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 DP29)*
- H9 has a similar ethos.*

Given the extended nature of No.65, the single storey rear extension does not appear likely to cause significant harm in terms of loss of light would likely to be caused. In terms of No.61, given the commercial usage of that property, the impact on the side windows is not deemed significantly harmful in terms of light and outlook.

In terms of overlooking, a degree of overlooking is to be expected within the built up area, and therefore the level of overlooking from new first floor windows, or within a converted loft space would not be deemed significantly harmful in terms of overlooking/ loss of privacy.

It is noted that a joint application with No.65 may come forward and therefore the impact on No.67 would have to be assessed.

Parking Provision

The dwelling is to be increased from a 2 to a 4 bedroom dwelling. This would be judged against West Sussex guidance.

West Sussex Parking Standards

https://www.westsussex.gov.uk/media/1847/guidance_parking_res_dev.pdf

This outlines that in a 4-bedroom property in this location, 2.5 parking spaces should be provided. Whilst there is a shortfall as only 2 off street parking spaces can be provided, the site is within a sustainable location which is walking distance of alternative forms of transportation (buses and train) and the town centre.

Conclusion

To conclude, the principle to enlarge the property is accepted, elements of the proposal are deemed out of character and would be contrary to DP26 of the Mid Sussex District Plan and principles DG49 and DG52 of the Mid Sussex Design Guide SPD.

The proposal appears likely acceptable in terms of neighbouring amenities and parking provision.

With the final conclusion above and our amendments we trust that our new scheme can be granted approval.



Frontage of number 63



Front of number 63 & 65

It should also further be noted that the other semi detached property is also on board and considering a mirrored development that would match in scale and design.

Both properties would also have solar panels installed as mentioned above where possible and permeable paving to the front driveways and any rear hard standing would also be of a permeable nature