

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1013	Case Officer:	Hamish Evans
Application Type:	Householder Application		
Proposal:	Part ground floor, part first floor extension and creation of new porch		
Site:	24 Old Wickham Lane, Haywards Heath, West Sussex, RH16 1UP, , , ,		
Validation Date	15 Apr 2025	Overall Expiry Date:	8 May 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	2 Jun 2025
Target Date:	10 Jun 2025	Recommending Officer Signature:	Hamish Evans

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	2 Jun 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1013

**24 Old Wickham Lane, Haywards Heath, West Sussex, RH16 1UP, , ,
Part ground floor, part first floor extension and creation of new porch
Mrs Jennifer Ching**

SUMMARY OF REPRESENTATIONS

No third-party letters of representation have been received in response to this application.

SUMMARY OF CONSULTEES

Southern Water

No objection, includes advice on sewer connections.

TOWN COUNCIL OBSERVATIONS

Haywards Heath Town Council

No comment.

INTRODUCTION

The application seeks planning permission for a single storey front extension, two-storey rear extension, single storey porch extension and a first-floor front and side extension at 24 Old Wickham Lane Haywards Heath RH16 1UP.

RELEVANT PLANNING HISTORY

None relevant.

SITE AND SURROUNDINGS

The application site is located within the Haywards Heath built up area boundary and within the setting of the Mill Hill Close Conservation Area, which is located to the south of the site. The application site consists of a detached two-storey residential property with a relatively significant residential curtilage. The existing dwelling has a mixture of single storey and two-storey elements. It is characterised by a mixture of bare brown brick work and brown clay hanging roof tile walls, brown clay roof tiles and timber framed window and door frames.

Wickham Lane is located to the north of the site, residential properties are located to the north, west and south of the site and the trainline is located to the east of the site. The surrounding area is characterised by detached relatively significant dwellings which are characterised by a variety of external materials.

APPLICATION DETAILS

The application seeks planning permission for a single storey front extension, two-storey rear extension, single storey porch extension and a first-floor front and side extension at 24 Old Wickham Lane Haywards Heath RH16 1UP.

The proposed single storey front extension measures some 5.9 metres in depth, 4.2 metres in width, an eaves height of 2.3 metres and a total height of 3.2 metres. The proposed two-storey rear extension measures some 4.5 metres in depth, 8.4 metres in width, an eaves height of 5.5 metres and a total

height of 6.9 metres. The proposed single storey porch extension measures some 1.7 metres in depth, 2.7 metres in width, an eaves height of 2.3 metres and a total height of 3.2 metres. The proposed first-floor front and side extension measures some 12.8 metres in depth, 10.1 metres in width, an eaves height of 2.9 metres and a total height of 4.4 metres. It would extend above the existing dwelling and the proposed ground floor front and rear extension. The proposed works are to be characterised by bare brown brick work walls at ground floor level, grey horizontal timber clad walls at first-floor level, brown clay roof tiles and felt roofing. The proposed window and door frames will be black uPVC.

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 policies:

DP26 - Character and Design
DP35 - Conservation Areas

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.

Haywards Heath Neighbourhood Plan

Relevant policies:

E9 - Re-inforcing Local Character
H9 - Extensions of Dwellings in Built-Up Areas

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:

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

Character and Design and Impact on Heritage Assets

Policy 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 DP27);*
- *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.'*

The site is within the setting of the Mill Hill Close Conservation Area which is located to the south of the site

In terms of the impact on the setting of the Conservation Area policy DP35 of the District Plan in part states:

'Development will also protect the setting of the conservation area and in particular views into and out of the area.'

A similar ethos is found within policies E9 and H9 of the Haywards Heath Neighbourhood Plan.

Principle DG49 of the Mid Sussex Design Guide states:

'Extensions should typically use simple, uncomplicated building forms to compliment 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.'

Principle DG50 of the Mid Sussex Design Guide in part states:

'Front and side extensions are typically visible from the public realm and will be resisted where they have an adverse impact on the street scene or the appearance of a dwelling.'

Front extensions

Front extensions are more likely to be acceptable where the building line is staggered or where the dwelling is set well back from the road. They are less likely to be acceptable in streets with a strong consistent building form as they risk disrupting the underlying order. Where front extensions are considered acceptable, they should normally be limited to a modest single storey or porch-type extension that reflect the character of the existing property.

Side extensions

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.'

Principle DG51 specifically relates to rear extensions and states that;

'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 proposed external materials will predominantly be similar in appearance to those used in the existing dwelling. The proposed timber cladding would not be similar in appearance to the existing external materials however the proposed cladding is considered to be relatively common within the built up area. The proposed replacement of timber window and door frames with uPVC windows is considered acceptable given the significant use of uPVC frames within the surrounding area. As such the proposed external materials are considered to address the character of the surrounding area, details of which can be secured by a suitably worded condition.

The proposed extensions would be subservient in height to the existing dwelling with the proposed two-storey extension and first-floor extension being set below the ridge of the existing dwelling, and the proposed front extension being of a modest single storey nature. The proposed roof forms would reflect the existing roof form and surrounding dwellings. The proposed works would be set back from the highway so are not considered to be unduly prominent within the street scene. The proposed porch extension would be of a modest single storey nature and of a pitched roof design. The proposed first-floor extension would be relatively significant in its scale however it would be built above existing ground floor elements so it would not lead to a significant overall addition in built form at the site. Due to the scale of the proposed works there would still be a gap between the application dwelling and neighbouring properties.

Taking into account the above the proposed works are considered to address the character and scale of the surrounding buildings and it would protect the setting of the Mill Hill Conservation Area. As such it would comply with policies DP26 and DP35 of the Mid Sussex District Plan, policies E9 and H9 of the Haywards Heath Neighbourhood Plan and principles DG49, DG50 and DG51 of the Mid Sussex Design Guide SPD.

Neighbouring Amenities

Policy DP26 in part seeks to ensure that development:

'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);'

A similar ethos is contained within the Mid Sussex Design Guide SPD.

A similar ethos is also found within policy H9 of the Haywards Heath Neighbourhood Plan. Although policy H9 states that proposals should "safeguard" adjoining neighbour's privacy, daylight, sunlight and outlook whereas policy DP26 of the Mid Sussex District Plan states that development 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. There is therefore some conflict between the District Plan and Neighbourhood Plan in this respect. 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 proposed works would be set away from the boundaries of the site and there is relatively significant tree lines and hedgerows surrounding the site. As such the proposed openings would not have direct views into neighbouring properties private amenity spaces. Due to the scale and position of the proposed extensions and their relationship with the nearby dwellings, it is considered that the proposal would not cause significant harm to the amenities of nearby residents including taking account of the impact on overlooking and loss of privacy, reduction in sunlight and daylight and a loss of outlook. The proposal is therefore, considered to comply with the above-mentioned part of policy DP26 and the Mid Sussex Design Guide SPD.

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

In conclusion, the proposal is considered to address the character and scale of the existing and surrounding buildings and landscape and it would not cause significant harm to the amenities of neighbouring properties. The proposal would also protect the setting of the Conservation Area to the south. The application is also exempt from the requirement to provide biodiversity net gain. Therefore, the proposal complies with policies DP26 and DP35 of the Mid Sussex District Plan, policies E9 and H9 of the Haywards Heath Neighbourhood Plan, principles DG49, DG50 and DG51 of the MSDC Design Guide SPD and with the relevant provisions of the NPPF.

Decision: Permission

Case Officer: Hamish Evans