

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0490	Case Officer:	Hamish Evans
Application Type:	Householder Application		
Proposal:	Removal of existing shallow pitched roof, and creation of new first floor home office space. Creation of pitched roof with Velux windows, and cladding of building. Modification of previously approved application reference DM/21/2693.		
Site:	The Limes, 17 Bolnore Road, Haywards Heath, West Sussex, RH16 4AB, , ,		
Validation Date	27 Feb 2026	Overall Expiry Date:	24 Mar 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	31 Mar 2026
Target Date:	24 Apr 2026	Recommending Officer Signature:	Hamish Evans

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
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Signed and Agreed By:	Steven King	Date:	31 Mar 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0490

**The Limes, 17 Bolnore Road, Haywards Heath, West Sussex, RH16 4AB, ,
Removal of existing shallow pitched roof, and creation of new first floor home office space.
Creation of pitched roof with Velux windows, and cladding of building. Modification of
previously approved application reference DM/21/2693.
Mr Nash-Henry**

SUMMARY OF REPRESENTATIONS

One third-party letter of representation has been received in respect of this application. It objects to the proposal due to impact on privacy of nearby residents and additional noise pollution.

SUMMARY OF CONSULTEES

None received.

TOWN COUNCIL OBSERVATIONS

Haywards Heath Town Council

No comment.

INTRODUCTION

The application seeks planning permission for the creation of a replacement outbuilding at The Limes 17 Bolnore Road Haywards Heath RH16 4AB.

RELEVANT PLANNING HISTORY

DM/21/2693. Adaptation of existing single-storey outbuilding to two-storey, allowing for parking spaces at ground floor and office space at first floor level. (amended description 04.08.2021). Permission.

SITE AND SURROUNDINGS

The site is located within the Haywards Heath built up area boundary. The existing dwelling is a two-storey detached residential property which is characterised by a mixture of brown bare brick, black timber and white render walls, brown clay roof tiles and a mixture of white uPVC and wooden window and door frames. The existing outbuilding is characterised by a mixture of white render and bare brickwork walls, corrugated metal roofing and wooden window and door frames. The existing front boundary treatment consist of some 2.0 metre high hedgerows and the side and rear boundaries consist of hedgerows measuring from some 3.0 metres to 6.0 metres high. Bolnore Road is located to the west of the site and residential properties are located to the north, east and south of the site. The dwellings within the wider street scene are characterised by a variety of external materials and are of varied designs.

APPLICATION DETAILS

The application seeks planning permission for the creation of a replacement outbuilding at The Limes 17 Bolnore Road Haywards Heath RH16 4AB.

The proposed two storey pitched roof outbuilding replaces and existing single storey flat roofed outbuilding. The proposed outbuilding measures some 8.5 metres in width, 5.7 metres in depth, an eaves height of 4.7 metres and a total height of 6.2 metres. It includes three rooflights to the west facing

roof slope. The proposal would be characterised by bare brown brick and timber clad walls, brown clay roof tiles and grey metal rooflights.

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.

There are no relevant policies.

Haywards Heath Neighbourhood Plan (adopted December 2016)

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 hearings were concluded on the 19th March 2026. 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:

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

Impact on Character and Appearance

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 while being sensitive to the countryside as well as addressing the character and scale of the surrounding buildings and landscape. In part the policy requires proposals to be of a high quality design and layout and includes appropriate landscaping and greenspace; and creates a sense of place while addressing the character and scale of the surrounding buildings and landscape.

A similar ethos is found within policies E9 and H9 of the Haywards Heath Neighbourhood Plan and the Mid Sussex Design Guide SPD.

The proposed external materials are relatively common within the built-up area. A similar replacement outbuilding was permitted under application DM/21/2693 and that development included similar external materials as are now proposed.

The proposed outbuilding is of a relatively modest scale and would be suitably subordinate to the main dwelling. It has been confirmed that the building will be used for purposes incidental to the main dwelling, which can be secured by a suitably worded condition. It should also be noted that a similar outbuilding was permitted under application DM/21/2693.

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 existing boundary treatment to the north and east of the site consists of hedgerows from some 3.0 metres to 6.0 metres in height and the proposed roof design will be hipped. The proposal does not include any first-floor side facing windows and due to the orientation and location of the proposed rooflights they are not considered to have direct views into neighbouring properties private amenity space. As such the proposal is not considered to cause a significant detrimental impact to neighbouring properties in terms of reduction in sunlight and daylight, a loss of outlook, overbearing and in terms of noise, air and light pollution. The proposal is therefore, considered to comply with the above-mentioned part of policy DP26 and the Mid Sussex Design Guide SPD.

A third-party representation letter has been received which objects to the proposal due to its impact on neighbouring properties privacy and an increase in noise pollution. Taking into account the above assessment it is considered the proposal would not cause significant harm in relation to impact on privacy of neighbouring properties. In terms of noise pollution, a condition can be imposed to secure that the resulting outbuilding will be used incidentally to the main dwelling and the construction works would be temporary in their nature. As such it is considered that the proposal would not cause significant harm to nearby residents in respect of noise pollution.

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 would not have an adverse impact on the character of the dwellinghouse, locality and would not have a harmful impact on the amenities of neighbouring properties. Therefore, the proposal complies 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, the Mid Sussex District Plan and with the relevant provisions of the NPPF.

Decision: Permission

Case Officer: Hamish Evans