

PLANNING STATEMENT

Householder Application for two storey side extension over existing flat roof roof incorporating rear dormer.

14 Furzeland Way, Sayers Common, Hassocks, West Sussex, BN6 9JB

Prepared in support of a householder planning application

Site address	14 Furzeland Way, Sayers Common, Hassocks, West Sussex, BN6 9JB
Applicant	Mr & Mrs Hutchings
Agent / drawing source	Ellisdon Architectural Associates
Existing drawing	Drawing No. 704-01 - Existing Plans - April 2026
Proposed drawing	Drawing No. 704-02 - Proposed Plans - April 2026
Appendices	Franklynn Road officer report and proposed elevations appended at the rear of this statement

Date: May 2026

1. Introduction

This Planning Statement is submitted in support of a householder planning application at 14 Furzeland Way, Sayers Common, Hassocks, West Sussex, BN6 9JB. The proposal seeks planning permission for a loft conversion incorporating a rear dormer and associated roof alterations to provide additional habitable accommodation within the dwelling.

The application should be assessed on its own merits, having regard to the submitted existing and proposed drawings, the character and appearance of the host dwelling, the residential setting, the relevant development plan policies and material planning considerations. The supporting Franklynn Road documents are appended to the rear of this statement as a recent Mid Sussex precedent involving a householder loft conversion with a rear-facing dormer.

It is acknowledged at the outset that the proposed rear dormer is a large dormer. The central planning issue is therefore not whether the dormer is large, but whether its actual form, siting, proportions and visual effect amount to unacceptable harm. In this case they do not. The dormer is located to the rear, remains below the main ridge, does not cover the entire roof space, is set back from the eaves, and retains a readable roof margin around it. It therefore appears as a substantial but controlled rear roof addition, rather than an excessive roof replacement or a visually dominant additional storey.

2. Site and Existing Dwelling

The application site comprises an existing detached residential dwelling within an established domestic setting at Furzeland Way, Sayers Common. The existing plans show the dwelling arranged with ground-floor living accommodation and first-floor bedrooms, with the principal roof form sitting above the existing accommodation.

The existing drawings show that the property already has a domestic roofscape of some articulation, including different roof planes and subordinate projections when read from the front, side and rear elevations. The proposal therefore sits within the context of an established dwelling rather than a simple untouched roof form of special architectural sensitivity.

The rear elevation is the least publicly sensitive elevation. It faces into the private rear garden environment and is not experienced in the same way as the front elevation within the street scene. This is material to the assessment because roof alterations to the rear elevation typically have a more limited public visual impact than comparable alterations to the principal roof slope.

3. Description of the Proposed Development

The proposed development comprises a loft conversion with a rear dormer, rooflights to the front roof slope, and associated internal alterations. The submitted proposed plan shows the resulting accommodation as including a new Bedroom 5, shower room and storage area. The drawing also identifies the 2000mm headroom zone, demonstrating the functional reason why a rear dormer is necessary to achieve usable accommodation within the roof space.

The dormer is placed on the rear roof slope. It includes a simple arrangement of rear-facing windows and uses a straightforward form which avoids unnecessary architectural clutter. The dormer is visibly substantial; however, it is not designed as a dormer that consumes the whole of the roof. It remains contained within the rear roof plane and is visually moderated by the retained ridge, retained lower roof/eaves zone and retained roof form around it.

The proposal is therefore a practical domestic loft conversion rather than a disproportionate alteration to the character of the dwelling. The design response has sought to balance internal headroom and usable floor area with the external requirement to keep the roof alteration visually contained.

4. Relevant Planning Policy and Guidance

The application falls to be determined in accordance with the development plan unless material considerations indicate otherwise. The relevant local policy framework includes the Mid Sussex District Plan, the Mid Sussex Design Guide Supplementary Planning Document and the Hurstpierpoint and Sayers

Common Neighbourhood Plan, insofar as they are relevant to domestic extensions, roof alterations, design quality, local character and neighbouring amenity.

Policy DP26 of the Mid Sussex District Plan is the principal design and amenity policy. It requires development, including alterations and extensions to existing buildings, to be well designed, to respond to local character and to avoid significant harm to neighbouring amenity.

The Mid Sussex Design Guide is also relevant. In the appended Franklynn Road officer report, Mid Sussex considered a comparable householder loft conversion with rear dormer by reference to design principles dealing with the scale, form and massing of domestic extensions, the relationship of rear additions with neighbouring properties and gardens, and the sensitivity required when forming loft conversions and roof extensions.

The National Planning Policy Framework is a material consideration. Its design chapter expects development to function well, add to the overall quality of an area, be visually attractive, and be sympathetic to local character while not preventing appropriate innovation or change. The proposal satisfies these objectives because it provides a practical domestic improvement in a manner that retains the overall character and legibility of the host dwelling.

5. Main Planning Issue

The main planning issue is the design acceptability of the rear dormer. This statement therefore addresses the following points:

- whether the dormer remains subordinate to the host roof form notwithstanding its size;
- whether the dormer preserves the character and appearance of the dwelling and wider area;
- whether the proposal would harm the street scene or public roovescape;
- whether the proposal would cause significant harm to neighbouring residential amenity; and
- the relevance of the recent Mid Sussex Franklynn Road precedent.

6. Design Assessment of the Rear Dormer

6.1 The dormer is large, but size alone is not determinative

The proposed dormer is large and the applicant does not seek to disguise that point. However, a large dormer is not automatically unacceptable. The planning judgment must focus on the actual harm, if any, arising from the design. A dormer may be sizeable and still acceptable where it remains visually contained, respects the main roof form, avoids the principal elevation, and does not dominate the dwelling or the wider streetscene.

This is the correct approach in this case. The proposal does not introduce an additional full storey. It does not raise the ridge. It does not wrap around to the front. It does not consume the entire roof plane. It does not create an eaves-to-ridge box. It is a rear roof addition designed to unlock usable loft accommodation while leaving the main roof form legible.

6.2 The dormer does not cover the entire roof space

A key feature of the design is that the dormer does not cover the entire roof space. The submitted proposed elevations show that the dormer sits within the rear roof slope rather than replacing the whole roof form. The original roof remains visually readable around the dormer, and the proposal retains the broader roof geometry of the dwelling.

This distinction is important. The concern with large rear dormers is usually that they can appear as an over-dominant box which has effectively replaced the roof. That is not the case here. The dormer occupies a substantial part of the rear roof, but retained roof margins remain. The design therefore maintains the visual concept of a pitched roof with a rear dormer, rather than creating the appearance of a flat-roofed additional storey.

6.3 The dormer is set back from the eaves

The dormer is set back from the eaves. This is a particularly important design benefit because it preserves a lower roof slope/eaves zone beneath the dormer face. The eaves line remains legible and the dormer does not read as a continuation of the rear wall.

By avoiding a dormer face which drops fully to the eaves, the proposal reduces its perceived bulk and prevents the roof alteration appearing as a full additional rear storey. This eaves setback is one of the clearest reasons why the dormer, although large, remains acceptable in design terms.

6.4 The dormer remains below the main ridge

The dormer remains below the main ridge of the dwelling. The existing ridge therefore continues to define the top of the building and the overall roof silhouette. This is a significant design safeguard because roof extensions that raise, obscure or overwhelm the main ridge are materially more harmful to the original roof form.

The proposal alters the rear roof slope, but it does not alter the fundamental height or ridge line of the dwelling. The ridge remains the dominant roof element. The dormer therefore reads as a roof extension below the principal roof height, not as a new roof level in its own right.

6.5 The dormer is on the rear elevation

The dormer is confined to the rear elevation. This substantially limits its impact on the public realm. The principal/front elevation is treated with rooflights only and therefore remains comparatively restrained. The front roof slope and street-facing character of the dwelling are not dominated by a front dormer.

In many domestic contexts, the rear elevation is the appropriate place for a dormer because it enables usable accommodation while protecting the main public-facing elevation. That is the design approach taken here.

6.6 Fenestration and visual order

The proposed rear dormer has a simple, ordered fenestration arrangement. The rear-facing windows are domestic in scale and are arranged in a balanced way. This avoids a cluttered or visually unresolved appearance. The dormer form is therefore readable and calm, notwithstanding its size.

The use of a simple design approach is consistent with the broad principles of the Mid Sussex Design Guide, which seek domestic extensions and alterations to coordinate with the existing building and avoid awkward or disproportionate forms.

Summary of design position

The dormer is substantial, but it remains materially controlled. It is rear-facing, below the ridge, set back from the eaves, does not cover the entire roof space, and retains the legibility of the original roof form. Those design factors distinguish it from a dormer that would be excessive or harmful merely because of its width or functional size.

7. Relationship with the Host Dwelling and Street Scene

The proposed dormer would not materially harm the character or appearance of the host dwelling. The key features of the original dwelling remain legible: the main ridge, the pitched roof form, the eaves and the principal/front elevation. The dormer is positioned to the rear where it is naturally less prominent in the wider street scene.

The front elevation would not be transformed by a bulky front-facing roof extension. The use of rooflights to the front slope is a restrained and conventional approach. This is important because the street scene is principally experienced from the front, not from private rear gardens.

The proposal therefore preserves the visual hierarchy of the dwelling: the front remains the principal elevation, the ridge remains the principal roof datum, and the rear dormer remains a subordinate domestic roof addition. For these reasons the proposal accords with the design expectations of Policy DP26 and the relevant domestic design principles in the Mid Sussex Design Guide.

8. Franklynn Road Precedent: DM/25/0919

The appended documents for 23 Franklynn Road, Haywards Heath are material because they demonstrate that Mid Sussex District Council has recently granted permission for a householder application involving a loft conversion with a rear-facing dormer. The delegated officer report confirms that the proposal under DM/25/0919 was for a single-storey rear extension and loft conversion to include a rear-facing dormer, and that permission was recommended and granted on 29 May 2025.

The officer report describes the Franklynn Road dormer as a boxed rear dormer measuring approximately 4m in length, 4.6m wide and 1.8m high. It was therefore not a minor rooflight-style intervention, but a substantive rear dormer form. The Franklynn Road proposed elevations, appended to this statement, visually demonstrate the scale and character of the approved rear dormer.

In assessing that proposal, the Council considered the relevant design and character policies, including Policy DP26 and the Mid Sussex Design Guide. The officer noted the existing context and concluded that there were no grounds to resist the rear dormer element of the proposal. The overall scheme was found acceptable in terms of design, character and neighbouring amenity.

The applicant accepts that the Franklynn Road decision is not binding and that each application must be determined on its own facts. However, the decision is a useful and recent Mid Sussex comparator because it shows that the Council does not apply an absolute prohibition against substantial rear dormers in householder applications. Instead, the Council assesses whether the particular dormer is acceptable in its specific context.

That is precisely the approach requested here. At 14 Furzeland Way, the dormer is large, but it is also designed with important moderating features: it is set below the ridge, it is set back from the eaves, it does not occupy the entire roof space, it is on the rear elevation, and it retains the overall legibility of the main roof. On a proper planning assessment, those factors are sufficient to support approval.

9. Residential Amenity

The proposal would not cause significant harm to neighbouring residential amenity. The dormer is located within the rear roof slope and its windows face rearwards over the applicant's own garden and the wider rear garden environment. Rear-facing upper-floor windows are common in residential areas and do not, in themselves, result in unacceptable overlooking.

The proposal does not introduce side-facing dormer windows which would create direct or acute overlooking towards the immediately adjoining neighbouring properties. The principal outlook from the dormer remains to the rear.

In terms of outlook and enclosure, the dormer is materially different from a two-storey rear extension or a full-height rear wall. It is a roof-level structure set within the roof form. It does not project from ground level and does not create a continuous flank wall adjacent to a neighbour. The retained roof margins and eaves setback assist in reducing perceived mass.

There is no indication that any flat roof area associated with the dormer is intended to be used as a balcony, terrace or sitting-out area. If the Council considers it necessary, a condition could be imposed preventing the use of any flat roof as an external amenity area. Such a condition would address any theoretical concern regarding elevated external use.

The proposal therefore complies with the amenity expectations of Policy DP26.

10. Biodiversity Net Gain

The application is a householder application for works to an existing dwelling. Householder applications are exempt from mandatory Biodiversity Net Gain requirements. This is also consistent with the approach taken by Mid Sussex in the appended Franklynn Road officer report, where the Council confirmed that the householder application was exempt from the statutory BNG requirement.

11. Planning Balance

The proposed development would provide meaningful additional accommodation within an existing dwelling. It represents an efficient and sustainable form of domestic adaptation because it makes better use of the existing roof space rather than requiring a more extensive ground-floor or two-storey extension.

The design has been moderated to protect the character of the dwelling. The rear dormer is large, but it is not excessive when assessed properly against its siting and detailed form. It is below the ridge, set back from the eaves, located to the rear, does not cover the entire roof space, and is not visible as a dominant feature on the principal elevation.

The Franklynn Road decision demonstrates that Mid Sussex has recently accepted a substantive rear dormer within a householder loft conversion where the particular design and context justified permission. The present proposal is consistent with that decision-making approach and should likewise be judged on its merits rather than refused merely because the dormer is wide or functional.

No significant harm would arise to the host dwelling, the street scene, the wider character of the area or neighbouring residential amenity. The proposal therefore accords with the development plan and should be approved.

12. Conclusion

The application seeks permission for a domestic loft conversion with rear dormer at 14 Furzeland Way. The proposal is a practical and proportionate means of providing additional accommodation within the existing dwelling.

Although the rear dormer is large, it is acceptable because it remains visually contained. It does not cover the entire roof space, is set back from the eaves, sits below the main ridge, is confined to the rear elevation, and retains the overall legibility of the original roof form. These are meaningful and material design safeguards.

The proposal would not cause significant harm to the character or appearance of the dwelling, the surrounding area or neighbouring residential amenity. It is supported by the recent Mid Sussex Franklynn Road precedent and complies with the relevant aims of Policy DP26, the Mid Sussex Design Guide, the Neighbourhood Plan and the NPPF.

For the reasons set out above, planning permission should be granted.

Evidence and Appendices

- Submitted existing plans: Ellisdon Architectural Associates Drawing No. 704-01, Existing Plans, April 2026.
- Submitted proposed plans: Ellisdon Architectural Associates Drawing No. 704-02, Proposed Plans, April 2026.
- Mid Sussex District Plan, Policy DP26: Character and Design.
- Mid Sussex Design Guide Supplementary Planning Document.
- Hurstpierpoint and Sayers Common Neighbourhood Plan, insofar as relevant to design and local character.
- National Planning Policy Framework, December 2024, as amended February 2025.
- Appendix A: Franklynn Road officer report, DM/25/0919.
- Appendix B: Franklynn Road proposed elevations.

Appendix A - Franklynn Road Officer Report (DM/25/0919)

Full copy of the Mid Sussex District Council delegated officer report relied upon as a recent householder precedent.

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Delegated Decision**Sign off Sheet**

Ref. No:	DM/25/0919	Case Officer:	Stefan Galyas
Application Type:	Householder Application		
Proposal:	Proposed single storey rear extension and loft conversion to include a rear facing dormer.		
Site:	23 Franklynn Road, Haywards Heath, West Sussex, RH16 4DQ, , , ,		
Validation Date	10 Apr 2025	Overall Expiry Date:	5 May 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	28 May 2025
Target Date:	5 Jun 2025	Recommending Officer Signature:	<i>Stefan Galyas</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	29 May 2025
Comments:			

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Date: 29th May 2025

MID SUSSEX DISTRICT COUNCIL

DM/25/0919

**23 Franklynn Road, Haywards Heath, West Sussex, RH16 4DQ, , ,
Proposed single storey rear extension and loft conversion to include a rear facing dormer.
Mr Paul Lodge**

SUMMARY OF REPRESENTATIONS

There were no letters of representation received in response to the current proposal.

SUMMARY OF CONSULTEEES

Southern Water: No objection.

HAYWARDS HEATH TOWN COUNCIL OBSERVATIONS

No comment.

INTRODUCTION

The application seeks planning permission for the demolition of a single storey outbuilding and for the development of a single storey rear extension and a rear dormer.

RELEVANT PLANNING HISTORY

There is no recent planning history relating to the site.

SITE AND SURROUNDINGS

The application relates to 23 Franklynn Road, a two-storey residential dwelling which forms one half of a pair of semi-detached properties. The property is set to the north-eastern side of the road and is set back from the pavement edge by a paved area behind a front mature boundary hedge. There is ample garden amenity space afforded to the rear of the site which follows a linear plot form moving north. The existing dwelling is composed of brick exterior walls, concrete roof tiles and uPVC windows and doors.

With regards to the site's locality, there are predominantly semi-detached dwellings set to the north-eastern side of the highway. Further visual interest is provided throughout the street scene with red brick detailing and quoins.

The site is within the built-up area for Haywards Heath as defined in the District Plan (DP).

APPLICATION DETAILS

The proposal would demolish the existing outbuilding within the rear garden amenity space and in its place develop a single storey extension with a parapet roof. The proposal would measure at approximately 10.7m in maximum length, 6.8m in width and 3.8m high. The extension would utilise matching brickwork walls, a single ply flat roof membrane, grey aluminium windows and grey uPVC doors.

Furthermore, a boxed rear dormer would be developed which would measure at approximately 4m in length, 4.6m wide and 1.8m high. This element of the proposal would be composed of brick exterior walls, concrete roof tiles and aluminium windows.

LEGAL FRAMEWORK AND LIST OF POLICIES

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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

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

Haywards Heath Neighbourhood Plan (Made March 2016)

Policy E9 - Protection and Reinforcement of Local Character

Policy H9 - Domestic Extensions

Mid Sussex District Plan 2021-2039 Consultation Draft

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 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:

DPS1 - Climate Change

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)

The National Planning Policy Framework (NPPF) 2024 is a material consideration. Paragraphs 2, 8, 11, 39, 48, 131, 135 & 139.

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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
- Impact on Neighbouring Amenities
- Biodiversity Net Gain

Design and Character

DP26 of the 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:

- 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 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'*

Policy E9 of the Haywards Heath Neighbourhood Plan states that:

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 sites to accommodate development,*
- o Car parking is designed and located so that it fits in with the character of the proposed development.*

Furthermore, Policy H9 of the Neighbourhood Plan states that:

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.*

Principle DG49 of the Mid Sussex Design Guide states:

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'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.'

In terms of rear extensions, principle DG51 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'

With regard to loft conversions and roof extensions, Principle DG52 notes that:

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.

It is noted that the adjoining semi has previously been extended at loft level through the addition of a rear box dormer. As such, the proposed rear dormer as part of the current application would be viewed within the context of this previous addition at loft level. It is therefore considered that there are no grounds to resist this element of the proposal given the existence of the adjoining neighbouring dormer.

The proposal would also develop a single storey rear extension with a parapet roof. The extension would in part replace an existing single storey offshoot which is considered to hold limited architectural merit. It is considered that the proposed extension would remain entirely subservient towards the host dwelling on site due to its single storey size and scale. Furthermore, the use of matching external materials are considered to help the proposal assimilate in with the existing. It is therefore considered that the proposal would not result in significant harm towards the character and appearance of the area.

The proposal is therefore considered to comply with Policy DP26 of the District Plan, Policies E9 and H9 of the Haywards Heath Neighbourhood Plan and the relevant principles of the Mid Sussex Design Guide SPD.

Impact on Neighbouring Amenities

Policy H9 of the Haywards Heath Neighbourhood Plan states that proposals should 'safeguard' neighbouring amenities with regard to privacy, daylight, sunlight and outlook whereas policy DP26 of the MSDP 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 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 Mid Sussex District Plan 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.

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Whilst the proposed rear extension would not have any side elevation windows, the existing side (south-eastern) elevation would be altered with the existing doorway bricked up and a side window added. The new side window would serve a dining room and is considered to mirror the existing level of outlook from the side kitchen window. As such, it is not considered that this window would give rise towards a significant overlooking impact.

The proposed single storey extension would be set within a close proximity to the neighbouring site at No.25. There would be a slight offset from the shared boundary, and it is not considered that the proposal would not give rise to a significant overbearing impact as the extension would run parallel to the neighbouring outbuilding.

To the north-west, the proposed extension would abut the adjoining neighbouring site at No.21. This would introduce a span of a blank elevation at a greater height than the current lean-to projection. The proposal would measure at circa 3.8m high and would likely protrude the existing fence line by around 1.8m. There is an existing single storey lean to projection at No.21 to the rear elevation. An existing kitchen window exists at ground floor level which is already partially obscured at No.21 by the rear lean-to projection on site. As such, it is not considered that the proposed rear extension would give rise to a significantly adverse overbearing and overshadowing impact.

The proposed rear flat roofed area could potentially be used as a rear balcony space and result in a loss of privacy for the neighbouring occupiers. However, the submitted floor plans indicate that access would be provided through a bathroom and bedroom windows. These windows are not considered to be suitable nor practicable to access the outdoor space. As such, it is not considered that the rear flat roof area would be utilised as a rear balcony.

Accordingly, the proposal is considered to comply with the provisions of DP26 of the Mid Sussex District Plan in terms of neighbouring amenities.

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 appropriate in terms of design and will not negatively impact on the host dwelling nor its immediate setting and will not harm neighbouring amenities.

The proposal will comply with Policy DP26 of the District Plan, Policies H9 and E9 of the Haywards Heath Neighbourhood Plan, the MSDC Design Guide and the requirements of the NPPF.

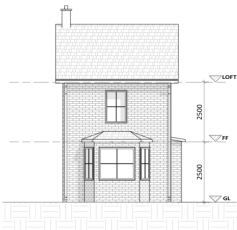
Decision: Permission

Case Officer: Stefan Galyas

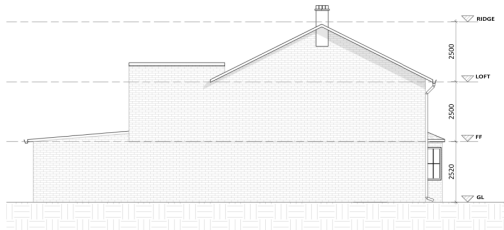
Appendix B - Franklynn Road Proposed Elevations

Full copy of the proposed elevations associated with the Franklynn Road precedent.

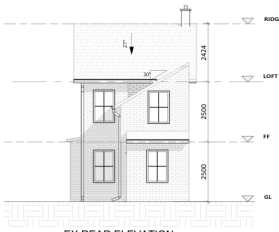
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EX-FRONT ELEVATION
1 : 100 @A1; 1:200 @A3



EX-LEFT ELEVATION
1 : 100 @A1; 1:200 @A3



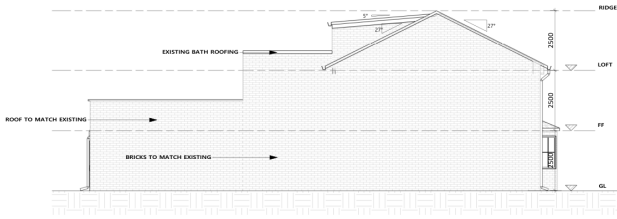
EX-REAR ELEVATION
1 : 100 @A1; 1:200 @A3



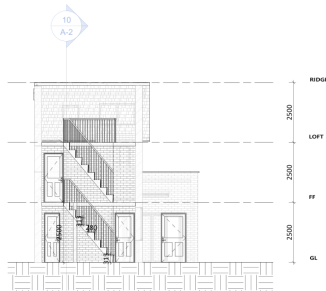
EX-RIGHT ELEVATION
1 : 100 @A1; 1:200 @A3



PR-FRONT ELEVATION
1 : 100 @A1; 1:200 @A3



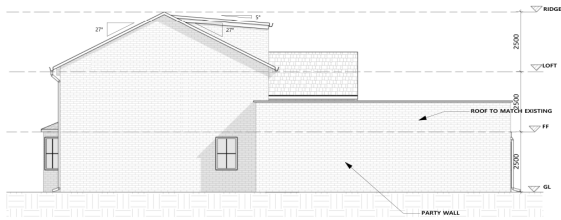
PR-LEFT ELEVATION
1 : 100 @A1; 1:200 @A3



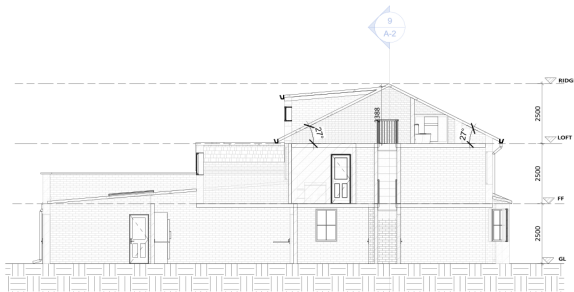
Section A-A
1 : 100 @A1; 1:200 @A3



PR-REAR ELEVATION
1 : 100 @A1; 1:200 @A3



PR-RIGHT ELEVATION
1 : 100 @A1; 1:200 @A3



Section B-B
1 : 100 @A1; 1:200 @A3

FOR PLANNING