

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1280	Case Officer:	Rachel Richardson
Application Type:	Householder Application		
Proposal:	Proposed two storey side extension.		
Site:	46 Penland Road, Haywards Heath, West Sussex, RH16 1PW, , , ,		
Validation Date	4 Jun 2025	Overall Expiry Date:	30 Jun 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Refusal	Recommendation Date:	5 Aug 2025
Target Date:	30 Jul 2025	Recommending Officer Signature:	<i>Rachel Richardson</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	6 Aug 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1280

**46 Penland Road, Haywards Heath, West Sussex, RH16 1PW, , ,
Proposed two storey side extension.
Mrs D Villiers**

SUMMARY OF REPRESENTATIONS

None.

SUMMARY OF CONSULTEES

Southern Water: No objection.

TOWN/PARISH COUNCIL OBSERVATIONS

No comment.

INTRODUCTION

Permission is sought to construct a two storey side extension.

RELEVANT PLANNING HISTORY

HH/32/9- Single storey pitched roof extension. Permission
12/03873/FUL- Front/side extensions and roof alterations. Permission 22.01.2013
DM/16/1490 - Front Extension. Permission 08.04.2016
DM/19/1097- Boundary Fence. Refused 06.06.2019

SITE AND SURROUNDINGS

The application property is a detached chalet bungalow located on the eastern side of the junction between Penland Road and Penland Close. The dwelling is set back from the highway in an elevated position.

It has white painted rendered walls at ground level and brown tile hanging above on the gables at the front and rear. It has white Upvc windows and doors.

The northern boundary of the application site adjoins No 48. and its boundary is defined by a 1.8m high close boarded fence. The southern boundary abuts Penland Close which is a cul-de-sac. This boundary has mature planting set inside a 0.5m high brick boundary wall. At the rear of the property on this boundary is a second driveway accessing a detached flat roof garage. The existing fence line is visible here, with a chain-link fence located on the southern side, and separates the garage from No. 1 Penland Close. The western boundary is at the front of the application property on Penland Road and has a dropped kerb and hard surfacing utilised for parking.

The houses on the same side of Penland Road as the application are of a similar style to the application house (chalet bungalows with steep pitched roofs and gable features). There are two storey detached houses on the opposite side of the road. The street scene has an open verdant character with large areas of grass and planting. Penland Close also has a verdant character, however the highway increases in elevation steeply with a number of trees and high hedges adjacent to the highway, which gives the cul-de-sac a more enclosed character than Penland Road.

APPLICATION DETAILS

The application proposes a two-storey extension to infill the western corner at the side and front of the property. The proposed front elevation would be set back 0.45m from the existing front elevation and would be built in line and flush with the south western side of the existing house. The proposed extension is a fully expressed two storey extension with an eaves height of approximately 4.9m above ground level. It has been designed with a crown roof to be surrounded by a mono hipped roof. Materials are to match existing.

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.

Neighbourhood Plan

Haywards Heath Neighbourhood Plan (made December 2016)

Policy E9 - Design

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:

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

The main issues for consideration are impact on the character and design of the dwelling and area, and impact on residential amenity.

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.'*

This ethos is echoed within Policy E9 from the Haywards Heath Neighbourhood Plan.

The Mid Sussex Design Guide principles DG49 (general principles for extensions) states that;

'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.'

DG50: Front and side extensions 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.'

'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.'

NPPF section 12 seeks to achieve well designed places. Para's 131 and 135 are of particular relevance. Para 135 b) states that developments should be visually attractive as a result of good architecture, layout inter alia. C) states that development should be sympathetic to the local character including the

surrounding built environment. Para 139 states that development that is not well designed should be refused, especially where it fails to reflect local design policies, taking into account supplementary planning documents such as design guides.

In terms of design and character, it is considered that the proposed extension would be out of keeping and undermine the appearance of the existing property. The existing property is a chalet style property so single storey with rooms in the roof. Strong architectural characteristics of the dwelling comprise the single storey eaves height steep pitched roof and gable features. The proposed extension by contrast, has two storey eaves height and a mono hipped pitch around a crown roof. The proposed extension has been designed from the inside out, in order to maximise floor area.

The application property is in a prominent location on a corner plot and elevated levels and the proposed extension would be very prominent in the street scene. It would not be well integrated nor respond to the original dwelling and, in turn, would detract from the street scene.

It is not considered that the proposed extension would significantly harm the residential amenity for the occupiers of adjoining houses by reason of privacy, outlook, daylight and sunlight and noise, air and light 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

It is recommended that permission be refused. It is considered that the proposed extension would be out of keeping with the design and character of the existing property and street scene. It would not integrate nor respond well to the original dwelling and would not contribute positively to the street scene.

Therefore, the proposal fails to accord with policy DP26 of the Mid Sussex District Plan, policy E9 of the Haywards Heath Neighbourhood Plan, the relevant principles of the MSDG and national policy contained within the NPPF.

Decision: Refusal

Case Officer: Rachel Richardson