

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1909	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Demolition of existing sun room. Proposed two storey rear extension. Relocation and replacement of garage.		
Site:	10 Woodhall Close, Cuckfield, Haywards Heath, West Sussex, RH17 5HJ, , ,		
Validation Date	18 Aug 2025	Overall Expiry Date:	1 Oct 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	2 Oct 2025
Target Date:	13 Oct 2025	Recommending Officer Signature:	<i>Catherine Cardin</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	3 Oct 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1909

**10 Woodhall Close, Cuckfield, Haywards Heath, West Sussex, RH17 5HJ, ,
Demolition of existing sun room. Proposed two storey rear extension. Relocation and
replacement of garage.
J Sutcliffe**

SUMMARY OF REPRESENTATIONS

One letter of objection was received. This raised concerns regarding:

- An overbearing impact to no 12 Woodhall Close
- Loss of privacy to 12 Woodhall Close
- Proposed side window being out of character with the area

SUMMARY OF CONSULTEES

MSDC Flood risk and drainage

No objection.

Southern Water

No objection.

PARISH COUNCIL OBSERVATIONS

No objection.

INTRODUCTION

Planning permission is sought for the demolition of an existing sunroom and the construction of a two-storey rear extension.

RELEVANT PLANNING HISTORY

No relevant planning history.

SITE AND SURROUNDINGS

10 Woodhall Close is a detached two-storey property. It is constructed of red brick with brown upvc fenestration and a plain tile roof. The property has white timber weatherboarding to the first-floor elevation. The property benefits from off street parking to the front of the property.

The property is located within the built-up area boundary of Cuckfield. Neighbouring properties are located to the east, west and south. Highway is located to the north.

APPLICATION DETAILS

The proposal seeks planning permission for the demolition of an existing sunroom to the rear of the property and the construction of a two-storey rear extension.

The proposed extension would measure some 7.5 metres in width and some 4.2 metres in depth. This would have a hipped roof with a height to the ridge of some 7.8 metres and a height to the eaves of some 5.4 metres. It is proposed to install 3 no. windows and 1 no. bifold doors to the rear (southern)

elevation. It is also proposed to install a window to the side (eastern) first floor elevation. The proposal would be finished in external materials to match the existing. It is proposed to use this as a kitchen and dining room on the ground floor and as a bathroom and bedroom on the first floor.

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 Cuckfield 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

DP37 - Trees, Woodlands and Hedgerows

DP41 - Flood Risk and Drainage

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

Cuckfield Neighbourhood Plan made in 2014.

Relevant policies:

Policy CNP1 - Design of New Development and Conservation

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:

DPS2 - Sustainable Design and Construction

DPB1 - Character and Design

DPN4 - Trees, Woodlands and Hedgerows

DPS4 - Flood Risk and Drainage

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

It is considered that the main issues that need to be considered in the determination of this application are as follows;

- Design and Character
- Neighbouring Amenities
- Impact on Trees
- Flood risk and drainage
- Biodiversity Net Gain

Design and Character

Policy DP26 of the Mid Sussex District Plan relates to design and character and 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 protects valued townscapes and the separate identity and character of towns and villages;*
- 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 (see Policy DP27);*
- o creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- o incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- o positively addresses sustainability considerations in the layout and the building design;*
- o 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;*
- o optimises the potential of the site to accommodate development."*

Policy CNP1 of the Cuckfield Neighbourhood Plan relates to the design of new development and conservation and states that:

"New development in accordance with the Neighbourhood Plan will be permitted where it:

- a) Is designed to a high quality which responds to the heritage and distinctive character and reflects the identity of the local context of Cuckfield as defined on Map 3 - Conservation Areas and Character Areas, by way of; i. height, scale, spacing, layout, orientation, design and materials of buildings, ii. the scale, design and materials of the public realm (highways, footways, open space and landscape), and b) Is sympathetic to the setting of any heritage asset and*

- c) Follows guidance in the Conservation Area Appraisals and Management Plans, the High Weald AONB Management Plan, and
- d) Respects the natural contours of a site and protects and sensitively incorporates natural features such as trees, hedges and ponds within the site, and
- e) Creates safe, accessible and well-connected environments that meet the needs of users, and
- f) Will not result in unacceptable levels of light, noise, air or water pollution, and
- g) Makes best use of the site to accommodate development.

Principle DG49 of the MSDC Design Guide establishes design principles for extensions to dwellings and 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. 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.

Principle DG51 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 two storey rear extension is considered to be of an appropriate scale and design to the existing property. The rear extension would be visible from the street scene and it is considered that the first-floor extension roof and extension design responds well to the character of the existing building. Furthermore, as the proposal includes wall and roof materials to match the existing, it is considered that the development would provide a consistent finish. It is therefore considered that the proposal would not be harmful to the street scene.

Taking into account the above, the proposal is considered to address the scale and character of the existing and surrounding buildings and townscape. As such the proposal is deemed to comply with the above part of policy DP26 of the District 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);"

To the eastern side of the site is No. 12 Woodhall Close. The concerns regarding overbearing and overlooking have been noted. In terms of light impact to the rear windows, Principle DG47 of the Design Guide states among other matters that all dwellings should benefit from daylight and sunlight levels that conform to BRE (Better Regulation Executive) standards. Further guidance is set out within the "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice" document, which establishes the "45 degree approach". The proposed extension would cause a slight loss of light, but this is not considered significant enough to warrant the refusal of this application as the proposed extension passes the 45 degree test in plan and elevational assessment. In terms of outlook, although the addition would be visible from the neighbouring property, it is not considered that the proposal would cause significant harm as the properties are angled away from each other. It is considered that the proposed hipped roof

considers the existing building and responds appropriately to the side boundary and adjacent building. In addition, a window is proposed on the side (eastern) elevation. It is considered that due to its forward position on the side elevation, this would only provide oblique views into private amenity space and therefore it is not considered that this would give rise to significant overlooking concerns.

To the western side of the site is no. 8 Woodhall Close. Given the separation distance of some 11 metres from the proposal, it is not considered that the proposal would cause harm to the light and outlook of this neighbour. As no windows are proposed on the side (western) elevation, it is not considered that the proposal would give rise to any significant overlooking concerns.

Due to the domestic nature of the proposed development, it is considered that there would not be a harmful impact in terms of noise, air and light pollution.

It is therefore considered that the proposal would not cause harm to the amenities of neighbouring properties. The proposal is therefore deemed to accord with the above part of policy DP26 of the District Plan.

Impact to Trees

Policy DP37 of the Mid Sussex Plan relates to trees and states:

'The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected.'

'Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted.'

'Proposals for new trees, woodland and hedgerows should be of suitable species, usually native, and where required for visual, noise or light screening purposes, trees, woodland and hedgerows should be of a size and species that will achieve this purpose.'

'Trees, woodland and hedgerows will be protected and enhanced by ensuring development:

- o incorporates existing important trees, woodland and hedgerows into the design of new development and its landscape scheme; and*
- o prevents damage to root systems and takes account of expected future growth; and*
- o where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management; and*
- o has appropriate protection measures throughout the development process; and*
- o takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change; and*
- o does not sever ecological corridors created by these assets.'*

'Proposals for works to trees will be considered taking into account:

- o the condition and health of the trees; and*
- o the contribution of the trees to the character and visual amenity of the local area; and*
- o the amenity and nature conservation value of the trees; and*
- o the extent and impact of the works; and*
- o any replanting proposals.'*

'The felling of protected trees will only be permitted if there is no appropriate alternative. Where a protected tree or group of trees is felled, a replacement tree or group of trees, on a minimum of a 1:1 basis and of an appropriate size and type, will normally be required. The replanting should take place as close to the felled tree or trees as possible having regard to the proximity of adjacent properties.'

'Development should be positioned as far as possible from ancient woodland with a minimum buffer of 15 metres maintained between ancient woodland and the development boundary.'

One tree with a Tree Preservation Order lies to the south of the application site. The MSDC Tree Officer was consulted on the application and considered the proposal. No objection has been raised provided that a condition is included to secure the submitted Tree Survey and Tree Protection Plan. These can be secured by a suitably worded condition.

Flood risk and drainage

DP41 of the MSDC District Plan states in part that:

'Proposals for development will need to follow a sequential risk-based approach, ensure development is safe across its lifetime and not increase the risk of flooding elsewhere. The District Council's Strategic Flood Risk Assessment (SFRA) should be used to identify areas at present and future flood risk from a range of sources including fluvial (rivers and streams), surface water (pluvial), groundwater, infrastructure and reservoirs. Particular attention will be paid to those areas of the District that have experienced flooding in the past and proposals for development should seek to reduce the risk of flooding by achieving a reduction from existing run-off rates.'

The property is located within flood zone 2 for surface water flooding. MSDC Drainage have been consulted on the application and considers that the applicant has demonstrated that the proposed development (increase in built footprint) is located outside of this extent. They therefore have no objection to the proposal.

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

The proposal is considered to be appropriate in terms of design, size and scale to the dwellinghouse and locality, and would not cause harm to the amenities of neighbouring properties.

In conclusion, the proposal complies with Mid Sussex District Plan policies DP26, DP37, DP41, policy CNP1 of the Cuckfield Neighbourhood Plan and the relevant provisions of the NPPF. The application is therefore recommended for approval.

Decision: Permission

Case Officer: Catherine Cardin