

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0652	Case Officer:	Anna Tidey
Application Type:	Householder Application		
Proposal:	Remove conservatory and rear extension. Proposed single storey side and rear extensions.		
Site:	Clovelly, Colwell Road, Haywards Heath, West Sussex, RH16 4HD, , ,		
Validation Date	29 Apr 2026	Overall Expiry Date:	6 Apr 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	23 Jun 2026
Target Date:	24 Jun 2026	Recommending Officer Signature:	Anna Tidey

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	23 Jun 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0652

**Clovelly, Colwell Road, Haywards Heath, West Sussex, RH16 4HD, ,
Remove conservatory and rear extension. Proposed single storey side and rear extensions.
Mr N Austin And Miss P Slade**

SUMMARY OF REPRESENTATIONS

None received.

CONSULTATIONS

None.

TOWN COUNCIL OBSERVATIONS

Haywards Heath Town Council: No comment.

INTRODUCTION

This application seeks planning permission to remove an existing conservatory and a rear extension and to add new single storey side and rear extensions at a house known as 'Clovelly', on Colwood Road in Haywards Heath.

RELEVANT PLANNING HISTORY

HH/183/89. Granny flat annexe - single storey ground floor extension. Approved September 1989.

SITE AND SURROUNDINGS

'Clovelly' is a semi-detached house located on the northern side of Colwell Road opposite the Princess Royal hospital site in the Built up Area of Haywards Heath.

The house is of a traditional design, constructed in brick with a hipped roofline, and with the adjoining house they form a symmetric pair. 'Clovelly' is located in an established residential road with a mix of housing styles.

The house has been extended with the addition of a conservatory to the rear of a single garage on the side elevation. This is attached to a small single storey brick built addition with a lean to roofline on the rear elevation of the house, which enlarges the original kitchen.

A solid brick wall, with a parapet, to an existing single storey extension at the attached house (known as 'Waratah') has been constructed up to the mutual boundary line at the rear of the semi-detached pair of houses.

The house lies within an Amber Impact Zone for Great Crested Newts.

APPLICATION DETAILS

The proposed plans show the existing rear extension and the conservatory addition at the rear of the garage to be demolished, and proposed new single storey extensions added in their place.

The rear extension will extend to a depth of 3.8m from the rear wall of the house and to the full width of the house, 5.5m, to reflect the scale of the extension at the adjoining house. The new addition at the rear of the garage will be built of a rebuild rear garage wall and will extend to a depth of 2.8m, by a width of 2.8m.

The proposed extensions are of a flat roofed contemporary design with external walls constructed in matching brickwork to the house and the roofs in a single membrane GRP. The rear extension is shown to have a glazed roof lantern centrally positioned within the flat roof to light the room below, and a set of French doors with side lights in the rear elevation, facing to the north west. Both extensions have side windows, facing in a south westerly direction.

The plans are annotated to confirm that the rear will be built up to the neighbour's extension with a party wall agreement. During the course of determining the application the appropriate Notice has been served and a Certificate B issued.

The rear extension would allow the formation of an open plan kitchen/dining/sitting room at the rear of the house, with the removal of the existing internal kitchen walls and most of the rear ground floor wall of the house, within the extension.

The extension to the rear of the garage is shown to create a connected utility room and toilet. A 1.1m wide side access path will be maintained between this addition and the boundary fenceline.

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
DP38 Biodiversity

Site Allocations Development Plan Document

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 15 December 2016.

Policy E9 Design
Policy H9 Building extensions

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:

DPS2 - Sustainable Design and Construction
DPS6 - Health and Wellbeing
DPB1 - Character and Design
DPT4 - Parking and EV Charging Infrastructure
DPN1 - Biodiversity, Geodiversity and nature Recovery
DPN2 - Biodiversity Net Gain

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
- Impact on residential amenities
- Biodiversity Net Gain

Design and Impact upon the street scene

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 as well as addressing the character and scale of the surrounding buildings and landscape.

Policy H9 seeks to ensure that residential extensions are of a scale, height and form to fit unobtrusively with the existing building and the character of the street scene, with spacing between buildings that respects the character of the street scene, compatible materials are used and privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.

Policy E9 requires developers to demonstrate how their proposal will protect and reinforce the local character within the locality of the site, having regard to the height, scale, spacing, layout, orientation, design and materials of buildings, the scale, design and materials of the development, protects trees,

hedges and ponds, do not result in unacceptable levels of light, noise, air or water pollution, and that car parking is designed and located so that it fits in with the character of the proposed development.

The Council's adopted Design Guide is a material consideration in the determination of the application. Chapter 9 of the Design Guide relates to household extensions. Design Principle DG49 states that extensions should respond to the design of the original dwelling and applicant will be expected to demonstrate how local character has informed the design proposal.

Design Guide Principle DG50 refers to Front and Side extensions and states that they will be resisted where they have an adverse impact on the street scene or the appearance of a dwelling. With regards to side extensions the guidance states that they 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. Side extensions will 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.

Design Guide Principle DG51 refers to rear extensions. The guidance states that rear extensions that are not visible from the street and do not negatively impact on neighbouring properties can be expressed in many forms, but should consider the character of the existing building and the relationship to adjacent buildings and gardens.

The proposed single storey extensions will enlarge the ground floor area of the host property and update the appearance of the property with contemporary style additions in matching brickwork. The additions are subordinate in form and will maintain the overall appearance of the host dwelling. Their position at the rear of the house will not impact upon the overall street scene in Colwell Road. It is considered that the additions would not have a harmful impact upon the overall character of the area.

The overall design of this proposal would accord with the design aims of Policy DP26 of the District Plan, Policies H9 and E9 of the Haywards Heath Neighbourhood Plan and the relevant principles of the Mid Sussex Design Guide SPD.

Impact on residential amenities

Policy DP26 of the District Plan requires developments to demonstrate that it does not cause significant harm to amenities of existing nearby residents (or future occupiers), taking into account matters such as impact on light, privacy and outlook.

In contrast Policy H9 states that extensions to existing dwellings will be permitted where the privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.

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.

In addition Principle DG45 in the Design Guide refers to the need to consider privacy of existing and future residents and it is noted that privacy may be affected by the relationship of buildings to each other.

The immediate neighbouring properties are 'Waratah', the attached house to the east and No 14 Haywards Villa to the west. The surrounding area is characterised by well spaced houses.

It is considered that there are sufficient distances between the neighbouring properties and the site of the proposed new extensions to ensure that they will not create significant harm to the privacy, outlook, daylight and sunlight of the immediate residents. The proposal therefore accords with the requirements of the more up to date Policy DP26 of the District Plan, and also with the requirements of Policies H9 and E9 of the Haywards Heath Neighbourhood Plan and the relevant principles of the Design Guide.

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 proposed extensions are considered acceptable in design terms and will not impact harmfully upon the character and appearance of the property or the street scene in this established residential road. The proposal accords with District Plan Policy DP26 and the relevant Design Guide Principles.

It is considered that the additions will not cause significant harm to the neighbouring amenities. The proposal accords with the aims of District Plan Policy DP26 and also with the requirements of Policies H9 and E9 of the Haywards Heath Neighbourhood Plan and the relevant principles of the Design Guide.

Consequently this application is recommended for approval.

Decision: Permission

Case Officer: Anna Tidey