

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/2038	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Proposed single-storey front extension and storage conversion, loft conversion with proposed dormer and removal of existing chimney, extension of dropped kerb for wider front drive access, changes to fenestration and associated landscaping		
Site:	14 Ledgers Meadow, Cuckfield, Haywards Heath, West Sussex, RH17 5EW, , ,		
Validation Date	18 Aug 2026	Overall Expiry Date:	29 Sep 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	5 Oct 2026
Target Date:	13 Oct 2026	Recommending Officer Signature:	<i>Catherine Cardin</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	5 Oct 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/2038

**14 Ledgers Meadow, Cuckfield, Haywards Heath, West Sussex, RH17 5EW, ,
Proposed single-storey front extension and storage conversion, loft conversion with proposed
dormer and removal of existing chimney, extension of dropped kerb for wider front drive access,
changes to fenestration and associated landscaping
Mr And Mrs Morris**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

PARISH COUNCIL OBSERVATIONS

No objection.

INTRODUCTION

The application seeks planning permission for the construction of a single-storey front extension and storage conversion, porch canopy, loft conversion with proposed dormer and removal of existing chimney, installation of one rooflight, extension of dropped kerb for wider front drive access, and associated landscaping.

RELEVANT PLANNING HISTORY

DM/25/2000- Demolition of existing conservatory and replaced with a two-storey rear extension. Installation of solar panels to roof pitches. Permission.

SITE AND SURROUNDINGS

14 Ledgers Meadow is a two-storey detached property on the south side of Ledgers Meadow. It is constructed of red brick, with white upvc windows and a plain tile roof. The application property has a pitched hipped roof, with hanging tiles to the first-floor elevation.

The property lies within a cul-de-sac 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 proposed front extension and storage conversion would measure approximately 2.5 m in width and 0.7 m in depth. This would incorporate a pitched roof with a maximum height of approximately 3.1 m and an eaves height of approximately 2.4 m.

The proposed rear dormer would measure approximately 2.3 m in width and 2.7 m in depth. This would have a hipped roof with a maximum height of approximately 2.3 m.

The proposal also seeks to construct a porch canopy on the front elevation. This would measure approximately 2.5 m in width and 0.7 m in depth. This would have a gabled roof with a maximum ridge height of approximately 3.1 m. This would have two posts and a clay tile roof to match the existing.

The application also seeks to widen the existing driveway and extend the dropped kerb at the front of the property.

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

Site Allocations DPD

The SADPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

No relevant policies

Neighbourhood Plan

The Cuckfield Neighbourhood Plan was made in October 2014.

Relevant policies:

Policy CNP1 - Design of New Development and Conservation

Policy CNP10 - Building Extensions Within and Outside the Built Up Area Boundary

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 is currently at Examination with initial hearings held in February/March 2026. The Council has consulted on Main Modifications which are required to ensure the plan is legally compliant and sound with further Hearings taking place in November 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

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) (August 2026)

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 amenity
- Highway impacts
- Biodiversity net gain

Design and character

Policy DP26 of the District Plan relates to character and design. Policy CNP10 of the Cuckfield Neighbourhood Plan contains a similar ethos. However, these are considered to have very limited weight as they are materially inconsistent with the NPPF, and greater weight should be given to policy DP3 of the NPPF.

Principle DG49 of the Mid Sussex Design Guide relates to general principles for extensions and requires that extensions should fit in with both the existing house and its surroundings, appearing as a subordinate addition rather than overwhelming or competing with the original building.

Principle DG50 of the Mid Sussex Design Guide relates to front extensions and states in part that: 'Where front extensions are considered acceptable, they should normally be limited to a modest single storey or porch-type extension that reflect the character of the existing property.'

Principle DG52 of the Mid Sussex Design Guide relates to loft conversions and roof extensions and seeks to ensure that roof extensions, dormers and rooflights are sensitively designed, preserving the existing roof form, pitch, ridge line and fenestration pattern of the dwelling, thereby safeguarding the character of the building and wider street scene.

Policy DP3 of the NPPF sets out the key principles for well-designed places. This sets out in part that proposals should respond to their context, so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets.

The proposed front extension is considered a modest and sympathetic addition to the existing dwelling. The pitched roof design is in keeping with the host dwelling and would appear subordinate to the original building. The scale, form and detailing of the extension are such that it would not overwhelm the dwelling or appear visually intrusive within the street scene.

The gabled roof of the proposed porch canopy would also be in keeping with the architectural style of the dwelling. Whilst front extensions and gabled porch features are not a defining characteristic of the immediate street scene, there is a varied pattern of development within the wider area, including examples of front porches and alterations to dwellings. Furthermore, the dwelling is set well back from the highway, reducing the visual prominence of the works.

The proposed rear dormer is modest in scale, proportionate to the roof slope and limited in its visual impact. It would not result in an overly bulky or dominant addition and, by virtue of its position on the rear roof slope, would have limited visibility from the public realm.

The proposed rooflight would be a modest addition that would sit flush with the roof slope and would not detract from the character or appearance of the dwelling.

The proposal also includes widening the existing driveway and extending the dropped kerb at the front of the property. Given the presence of driveways of a similar scale within the immediate street scene, these works would not appear out of keeping with the character of the area.

The removal of the existing chimney would not adversely affect the appearance of the dwelling and would form a minor alteration within the wider proposal.

Overall, the proposed extensions and alterations, including the front extension, porch canopy, rear dormer and driveway works, are considered to respond appropriately to the context of the site and would integrate satisfactorily with the existing dwelling and its surroundings. The development would therefore accord with Principles DG49, DG50 and DG52 of the Mid Sussex Design Guide and the design objectives of Policy DP3 of the NPPF.

Neighbouring amenity

Policy DP26 in part seeks to ensure that new development does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings. However, this is considered to have very limited weight as it is materially inconsistent with the NPPF, and greater weight should be given to policies L2 and P3 of the NPPF.

Policy CNP1 of the Neighbourhood Plan requires that new development will *'not result in unacceptable levels of light, noise, air or water pollution'*. Policy CNP1 is considered to have full weight as it is materially consistent with the NPPF.

Policy L2 of the NPPF relates to making effective use of land. Part L2(1dii) requires proposals to maintain *'acceptable living standards for residents and neighbours in terms of access to daylight, sunlight, privacy and external amenity space'*.

Policy P3 of the NPPF relates to living conditions and pollution. Part 2(b) of this policy requires proposals *'Not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers, or unacceptable levels of air, noise, artificial light, water, soil or other forms of pollution on or beyond the site'*.

To the east of the application site lies 13 Ledgers Meadow. Given the modest nature of the proposal, it is not considered that the development would cause unacceptable harm to the light and outlook of this neighbouring dwelling. A dormer is proposed on the rear (southwest) roof pitch. Given the position and orientation of the properties, any views towards the neighbouring garden would be oblique in nature and would not give rise to unacceptable overlooking. As such, it is not considered that the proposal would result in unacceptable harm to the privacy of the occupiers of 13 Ledgers Meadow.

To the west of the application site lies 15 Ledgers Meadow. Given the modest nature of the proposal, it is not considered that the development would cause unacceptable harm to the light and outlook of this neighbouring dwelling. A rooflight is proposed on the side (northwest) roof pitch serving an ensuite. By virtue of its height, position and angle within the roof slope, the rooflight would not result in unacceptable overlooking or loss of privacy. As such, it is not considered that the rooflight would result in unacceptable harm to the privacy of the occupiers of 15 Ledgers Meadow.

Given the scale and domestic nature of the proposed works, it is considered that there would not be unacceptable harm in terms of noise, air and light pollution.

It is therefore considered that the proposal would not cause unacceptable harm to the amenities of neighbouring properties. The proposal is therefore deemed to accord with the above-mentioned part of policy DP26 of the District Plan, Policy CNP1 of the Cuckfield Neighbourhood Plan, and Policies L2 and P3 of the NPPF.

Highway impacts

Policy DP21 of the District Plan seeks development to provide adequate car parking taking into account accessibility of development, the type, mix and use, and the availability and opportunities for public transport. It is considered that this policy has very limited weight as it is considered to be materially inconsistent with the NPPF and greater weight should be given to policies TR4 and TR6 of the NPPF.

Policy TR4 of the NPPF relates to street design, access and parking. Part TR4 (1e) requires proposals to *'Provide a suitable number of parking spaces for a range of transport modes where appropriate, reflecting the location and nature of the development (including its connectivity), any locally-set standards in the development plan, and including adequate provision of spaces and infrastructure that allow for the charging of electric vehicles in safe, accessible and convenient locations.'*

Policy TR6 of the NPPF relates to assessing transport impacts. Policy TR6(4) states *'Development proposals should be refused if they would have a severe adverse impact on the transport network (in terms of capacity and congestion, including cumulative impacts), or an unacceptable impact on highway safety; taking into account any mitigation measures proposed as well as any wider network improvements, including measures to support sustainable patterns of movement. This applies both during the construction phase and following completion.'*

The application seeks to extend the dropped kerb to provide wider access to the front driveway. West Sussex County Council Parking Standards Guidance (2020) outlines the County Council's approach to parking at new developments to ensure that sufficient parking is provided to meet the needs of the development while maintaining highway network operations, protecting surrounding communities and pursuing opportunities to encourage use of sustainable modes of transport. It has been confirmed that the property currently has four bedrooms. West Sussex County Council Parking Standards Guidance (2020) outlines that for a 4-bedroom dwelling in this location that 3 parking spaces should be provided. The proposal would not increase the number of bedrooms or materially intensify the residential use of the dwelling. Furthermore, sufficient parking provision would remain available within the site. In this instance, no severe highway impacts are anticipated and there would not be an unacceptable impact on highway safety.

As such the proposal is considered acceptable in terms of highway safety and parking provision. The proposal therefore complies with policies TR4 and TR6 of the NPPF and policy DP21 of the District Plan.

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 development would preserve the character and appearance of the host dwelling and surrounding area and would not result in unacceptable harm to residential amenity and would not give rise to highway safety concerns. The proposal is therefore considered to accord with the relevant principles of the Mid Sussex Design Guide SPD, Policy CNP1 and CN10 of the Cuckfield Neighbourhood Plan and Policies DP3, L2, P3, TR4 and TR6 of the National Planning Policy Framework. Therefore the application is recommended for approval.

Decision: Permission

Case Officer: Catherine Cardin