

183 - Eastern Road (12 & 14), Haywards Heath RH16 3NN

Planning Statement February 2025

This statement relates to a Full Planning Application to extend and adapt what was originally two semi-detached houses in Haywards Heath. The houses were converted into four flats in the 1970's and are proposed to remain as four flats, albeit each will be larger with the two first floor flats becoming maisonettes. The application site is not in a Conservation area and the buildings are not listed.

Policies

Within the feedback provided by Katherine Williams (Senior Planning Officer) following the Pre-Application we were advised that the following policies would be applicable to our application:

Mid Sussex District Plan:

- DP4 – Housing
- DP5 – Planning to Meet Future Housing Need
- DP6 – Settlement Hierarchy
- DP26 – Character and Design
- DP27 – Dwelling Space Standards
- DP28 – Accessibility DP38 – Biodiversity
- DP39 – Sustainable Design and Construction
- DP41 – Flood Risk and Drainage

Haywards Heath Neighbourhood Plan:

- E7 – Flooding and Drainage
- E9 – Design
- E13 – Residential Amenity for New Residential Development
- H8 – Housing

Development Mid Sussex Design Guide:

<https://www.midsussex.gov.uk/media/5611/mid-sussex-design-guide-spd.pdf>

Technical Housing Standards – Nationally Described Space Standard:

https://assets.publishing.service.gov.uk/media/6123c60e8fa8f53dd1f9b04d/160519_Nationally_Described_Space_Standard.pdf

Responses to Policies

DP4 – Housing

No new residential units are proposed. The proposed extensions increase the size of existing units e.g. the two ground floor one-bedroom flats are proposed to become 2-bedroom flats; and the two first floor one-bedroom flats are proposed to become 3-bedroom maisonettes.

DP5 – Planning to Meet Future Housing Need

Please see response above re. DP4.

DP6 Settlement Hierarchy

The proposed development is within a defined built-up area and is therefore understood to be acceptable in principle. Furthermore, feedback from the Pre-Application stated *'in principle there is no objection to the proposal...'*

The proposals are considered to be of an appropriate nature and scale, and are not deemed to cause harm to the character and function of the settlement.

DP26 Character & Design

In reference to the various relevant aspects of the *'CABE Good Practice Guide'*, the proposed extensions have been designed to increase the amount of internal area whilst reflecting the distinct character of the host buildings and their setting within the surrounding wider urban context.

Landscaping and greenspace within the site will be improved as a result of the proposed works.

Whilst the application site's relationship with neighbouring properties will inevitably change to some extent, the proposals are relatively modest and were revised following engagement with the Local Authority via the planning department's pre-application service.

DP27 – Dwelling Space Standards

This policy appears to only apply to new dwellings/development. Notwithstanding that, the proposals have been designed to conform to current Nationally Described Space Standards.

DP28 – Accessibility

Whilst Part M of the Building Regulations is not applicable in this instance, the two ground floor flats can relatively easily be adapted to mitigate changes in level via introducing ramps/level thresholds.

DP38 – Biodiversity

The site currently contains a relatively large amount of external space that has previously been covered with concrete providing a sealed surface that limits the site's potential for providing suitable habitats for biodiversity. Whilst The Environment Act 2021 exempts sealed surfaces from the Biodiversity Net Gain (BNG) requirement, the proposals seek to significantly improve this by removing a relatively large amount of the concrete and replacing it with vegetated garden space thus providing an uplift in biodiversity (see associated BNG information).

The creation of new permeable parking spaces at the front of the site allows the site's parking provision to remain, to some extent, whilst vastly improving the rear garden both aesthetically and from a BNG perspective.

DP39 – Sustainable Design and Construction

The proposals are relatively modest in size, i.e. two 15.4m² rear/side extensions. A variety of new glazed doors, windows and rooflights are proposed to provide ample natural light and ventilation to existing and proposed spaces.

DP41 – Flood Risk and Drainage

The application site is within 'flood zone 1' which means, according to the Government's website, that there is a low probability of flooding from rivers and the sea. Furthermore, as the site has an area of less than a hectare, a flood risk assessment is not usually required.

Whilst there is the possibility of flooding from surface water, permeable paving is proposed to the new parking at the front of the site, and a significant amount of existing concrete sealed surface is also proposed which will both assist in enabling the site to drain more naturally.

Haywards Heath Neighbourhood Plan:

E7 – Flooding and Drainage

Due to the relatively small scale of the proposals, and the fact that the existing extent of the housing is proposed to be extended and therefore is not new, this particular policy does not appear to be relevant to this application.

In any case, please see the response above under DP41.

E9 – Design

The local character of the site will be protected and reinforced by utilising traditional forms and external materials/detailing consistent with the host buildings proposed to be extended.

The proposals are to extend at the side and rear of the houses, i.e. mostly out of site from the street scene and public realm. The proposals at the front of the house are relatively modest, e.g. two small dormers that comply with local design codes and guidance, and dropped kerb parking within the front garden to compensate for the removal of parking within the rear garden.

Whilst an amount of vegetated garden is proposed to be removed to enable creation of parking directly off Eastern Road, an amount will be retained within the front garden where possible, the proposed paving will be permeable, and the rear garden will be significantly enhanced via the replacement of concrete with vegetated garden to off-set any diminished biodiversity resulting from the proposed changes at the front of the site.

Consequently, the proposals are considered to improve the site and its setting within the local area.

The site is not within a conservation area, is not listed, and is not of any special or historical significance.

E13 – Residential Amenity for New Residential Development

The existing arrangement has the rear garden available to all residents of the flats. This will remain and be improved by the proposed improvements to the rear garden. Furthermore, two inset first floor balconies are proposed to the two maisonette flats providing an amount of external private amenity.

H8 – Housing

The proposed extensions are deemed to fit unobtrusively with the existing buildings with minimal alterations to the host building's place within the wider street scene. External spacing between the application site and neighbouring houses will remain as existing, thus preserving the rhythm of buildings and spaces within the street scene. External materials are proposed to match the existing buildings, and are therefore deemed to be compatible.