

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/3233	Case Officer:	Anna Tidey
Application Type:	Householder Application		
Proposal:	Proposed removal of the detached single garage and construction of a two storey side extension, replacing the existing timber cladding, removal of the existing chimney, installation of a stainless steel flue and replacing the existing windows.		
Site:	77 Wivelsfield Road, Haywards Heath, West Sussex, RH16 4EP, , , ,		
Validation Date	19 Dec 2025	Overall Expiry Date:	26 Feb 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	2 Mar 2026
Target Date:	13 Feb 2026	Recommending Officer Signature:	Anna Tidey

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
---	--	------------------------	---

Signed and Agreed By:	Steven King	Date:	2 Mar 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/3233

77 Wivelsfield Road, Haywards Heath, West Sussex, RH16 4EP, , ,
Proposed removal of the detached single garage and construction of a two storey side extension, replacing the existing timber cladding, removal of the existing chimney, installation of a stainless steel flue and replacing the existing windows.
Mr M Pollard

SUMMARY OF REPRESENTATIONS

One representation received which raises no objection to the works, but raises concerns regarding where works vehicles will park, and possible obstruction on Wivelsfield Road from poor parking. Requests a requirement for any such parking not to impede traffic heading into and out of Haywards Heath.

SUMMARY OF CONSULTEES

Southern Water: The development site is not located within Southern Water's statutory area for water supply services. Please contact South East Water who are the relevant statutory undertaker.

South East Water: None received.
Amended Plans: None received.

TOWN COUNCIL OBSERVATIONS

Haywards Heath Town Council: No comment.
Amended Plans: No comment.

INTRODUCTION

This application seeks planning permission for the demolition of a separate single garage and the construction of a two storey side extension, replacing the timber cladding, removing the existing chimney installation of a new stainless steel flue and replacing the windows at No 77 Wivelsfield Road in Haywards Heath.

Amended plans submitted during the course of determining the application include details of substitute dark stained timber feather edge cladding, the extension of the driveway to create additional car parking space on the site and the planting of a new frontage hedge.

RELEVANT PLANNING HISTORY

None found.

SITE AND SURROUNDINGS

No 77 Wivelsfield Road is a modest 3 bed detached cottage, with a separate single garage. It is one of a pair of similarly designed cottages located on the eastern side of Wivelsfield Road, the other being at No 75.

Building works are underway on the currently vacant cottage. A former large front boundary hedge has been removed, opening up the front of the dwelling to public views from Wivelsfield Road.

The existing single garage is located to the south eastern corner of the garden and is served by an existing vehicular access and driveway. The cottage is located with the garage above the road, on higher ground. The cottage backs onto a shallow rear garden which backs onto gardens and associated terraced cottages located off Colwell Road to the east.

Wivelsfield Road is an established route on the southern approach into and out of Haywards Heath. It is predominantly dominated by residential properties at the southern end of the road, which leads to the busy Rocky Lane/Fox Hill and A272 roundabout junction.

The site is located in an Amber Zone for Great Crested Newts and within the built up area of Haywards Heath.

APPLICATION DETAILS

This application seeks planning permission for the removal of the existing single garage and the construction of a new two storey side extension on the southern side of the property.

The extension will allow the reconfiguration of the ground and first floor accommodation in the dwelling and will increase the bedroom numbers from three to four. The proposed floor plans show the kitchen to be repositioned into the extension, with an open plan dining space. The existing kitchen and rear lobby are to be converted into a ground floor bedroom with an ensuite shower room. A new toilet and utility room is to be formed in the existing ground floor bathroom, with the lounge to remain in its current form, with the installation of a new wood burning stove, served by a new metal flue. The proposed floor plans indicate the removal of the former hearth, chimney breasts and chimney flues through the centre of the property. Externally the chimney stack is to be removed and the affected roofline tiled over.

At first floor level a new corridor will be created through one of the existing first floor bedrooms to access the new bedroom and ensuite located in the side extension. The smallest existing rear bedroom will be converted to form a separate bathroom, with added insulated dry lining. A new obscure glazed south facing window will be installed in the rear first floor projection to serve the new bathroom.

The proposed extension is of a similar style to the host building with the eaves set at matching level, at ground floor head height, and with a similar half hipped roof form, to accommodate new front and rear facing dormers, matching those in the existing front roof slope.

The footprint of the proposed extension measures 5m wide by 5.8m deep, with the front wall positioned approx. 0.2m back from the front wall on the cottage. The rear wall of the addition is shown to align with the main back wall of the cottage. The proposed extension has a similar roof pitch with the ridge set approx. 0.2m below the main ridge level on the cottage.

A 2m wide front facing dormer (with a lean to sloping roof design to match the existing front dormers) and a Conservation rooflight are proposed in the front facing clay peg tiled roof slope of the extension. A similar 2.5m wide dormer is proposed in the rear facing roof slope of the extension. The dormer cheeks are detailed on the plans to be rendered.

The solid end gable wall of the extension is shown to be finished with rendered panels with brick quoins and details at ground floor level and a dark stained timber weather board finish at first floor level. A 3.3m wide (approx.) set of full height glazed aluminium framed bifold doors are proposed at ground floor in the rear elevation of the side extension to allow access into the rear garden from the dining area.

The house has a rear first floor and ground floor projections, which are to be retained. New replacement windows are to be inserted into the cottage, with some alteration to the door and window layout on the rear elevation.

During the course of determining the application amended plans have been submitted to show design changes to the proposed works. As originally submitted the existing horizontal wooden cladding located at first floor level on the north, south and rear first floor projection was to be replaced by slate grey

cement board 'Cedral' cladding. The amended plans show the horizontal cladding to be altered to dark stained timber feather edged cladding.

Other alterations to the plans include the extension of the driveway to create three off road car parking spaces on the site frontage and the planting of a new evergreen laurel hedge on the front boundary with Wivelsfield Road.

The amended plans were accompanied by correspondence from the Applicant's Agent, to explain the changes shown on the amended plans and to support the applicant's plans to remove the existing brick chimney, to address your Officers concern with this element of the proposal. This confirms:

- 'the applicant is very keen to take it down as it was left in an unstable condition when parts of the flues were removed by a previous owner of the property.
- the applicant would also like to remove both chimney breasts at ground floor level, as they take up valuable space in what is a modest sized property and the ability to take down the entire structure will greatly simplify this.
- We have investigated the use of a "dummy" chimney, but this option is too costly.
- removing a chimney from a house that is neither listed nor situated in a conservation area does not normally require planning permission.'

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, the Haywards Heath Neighbourhood Plan and Site Allocations DPD.

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:

DP21 Transport
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 policies deemed relevant to this application.

Neighbourhood Plan

Haywards Heath Neighbourhood Plan -made 15 December 2016.

Relevant policies:

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 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

DPS6 Health and Wellbeing

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) (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
- Parking provision
- Biodiversity
- Biodiversity Net Gain

Design

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.

The proposed extension will enlarge the host property on the ground and at first floor. The side addition will increase the width and scale of the dwelling. This will alter its presence in the street scene on Wivelsfield Road.

Due to the form of the addition, with the front wall set back and the reduced roof height, the proposed extension represents a subordinate addition at the side of the cottage. Due to the scale and design of the proposed extension the original form of the cottage will still be readable.

The proposed plans show the removal of the detached garage. This will enlarge the rear garden space and alleviate the built form close to the east and south boundaries of the site.

As a result of the proposed extensions the overall footprint of the building will be enlarged, but not by such a significant amount to be out of keeping on the property or within its setting.

Consequently, the appearance of the proposed extension is considered to accord with District Plan Policy DP26 and Policies H9 and E9 of the Haywards Heath Neighbourhood Plan and with the relevant Design Guide principles.

Impact on residential amenities

District Plan Policy DP26 and Neighbourhood Plan Policy H9 are relevant in the determination of this application with regards to the impact of the changes on residential amenities. There is a conflict in the phrasing of these policies. District Plan Policy DP26 requires 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.'*

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 the cottage to the north (No 75 Wivelsfield Road), the terraced houses to the east, which are sited at a higher level on Colwell Road, and the lower sited houses to the west on Wivelsfield Road. With the exception of No 75 the surrounding properties are of a different design to No 77.

It is considered that there are sufficient distances and level differences between the neighbouring properties and the site of the proposed new extension. It is considered that given the relationship of the properties, the proposed addition will create no 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.

Parking provision

With regards to parking provision for the extended house the relevant District Plan Policy is DP21, which seeks adequate parking for new developments, taking into account the accessibility of the development and availability of public transport.

The proposal will increase the number of bedrooms in the house available to the occupiers of the house from 3 to 4.

There is existing off road parking provision at the side of the house on the drive and in the garage. Whilst the side extension will be located over part of that area amended plans have been submitted to show that sufficient space will be available to allow three vehicles to park off the road on the remaining frontage.

For a 3 bed property located in the Ashenground Ward of Haywards Heath the West Sussex County Council Guidance on Parking recommend 1.7 spaces should be provided, and for a 4+ bed house the requirement is 2.2 spaces.

There is an over provision for parking for the extended dwelling when assessed against the WSCC parking requirements. Whilst there is restricted on street parking in the nearby roads it is considered that sufficient space will be available on the site to allow for the developers to park off Wivelsfield Road, and thereby to not impede local traffic travelling past the site.

The site is located in a sustainable location close to the town centre and other sustainable transport options. The proposal is therefore considered acceptable in terms of the provision for parking for the extended property and therefore the proposal accords with the aims of District Plan Policy DP21.

Whilst concerns have been raised about parking during construction, this is an application for a domestic extension and it is not anticipated that the works would result in a level of vehicular movement that would cause highway safety issues. If vehicles are parked to obstruct driveways or cause a highway safety problem, this would be a police matter.

Biodiversity

The site falls within an Amber Impact Risk Zone for Great Crested Newts.

The relevant District Plan Policy with regards to biodiversity and its protection is DP38. Whilst allowing for development this seeks to protect and enhance Biodiversity.

An Informative is recommended regarding the potential for the development to affect Great Crested Newts to accord with the aims of District Plan Policy DP38.

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 side extension is considered acceptable in design terms and will not impact harmfully upon the character and appearance of the property or the street scene.

It is considered that the new addition 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. The site is located in a sustainable town centre location. The proposed on site parking provision will accord with the WSCC parking requirements for new development and with the aims of District Plan Policy DP21.

Consequently this application is recommended for approval.

Decision: Permission

Case Officer: Anna Tidey