

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2257	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Proposed single storey side extension, new driveway, together with associated internal and external alterations		
Site:	40 St Pauls On The Green, Haywards Heath, West Sussex, RH16 3BD, , , ,		
Validation Date	10 Sep 2025	Overall Expiry Date:	2 Oct 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	30 Oct 2025
Target Date:	5 Nov 2025	Recommending Officer Signature:	<i>Catherine Cardin</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	2
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	31 Oct 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2257

**40 St Pauls On The Green, Haywards Heath, West Sussex, RH16 3BD, , ,
Proposed single storey side extension, new driveway, together with associated internal and external alterations
Mr And Mrs Watson**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Southern Water

No objection.

MSDC Flood Risk and Drainage

No objection.

TOWN COUNCIL OBSERVATIONS

No comment.

INTRODUCTION

Planning permission is sought for a single storey side extension, a new driveway, together with associated internal and external alterations.

RELEVANT PLANNING HISTORY

06/02531/REM- Approval of reserved matters for Design, Siting, Landscaping and External Appearance pursuant of Outline Planning Permission HH/04/01098/OUT dated 8th August 2005, for conversion of the lodge to form 6 no. flats, demolition of caretakers and other school buildings and construction of 34 flats and 40 houses including new means of access; provision of public open space and other ancillary work. Approval.

SITE AND SURROUNDINGS

The application property is a three-storey detached dwelling. The property is characterised by flints and red brick to the front elevation. The side elevation consists of red brick and cream coloured render. The property benefits from off street parking to the front and side of the property and a detached garage sits back from the dwelling.

The property is located within the built-up area boundary of Haywards Heath, as defined in the Mid Sussex Local Plan. To the north of the property is an area of open green space. Neighbouring properties are located to the east, west and south. Highway is located to the north.

APPLICATION DETAILS

The application seeks planning permission to construct a single storey side extension and a driveway.

The extension would measure some 2.4 metres in width and some 5.6 metres in depth. This would have a hipped roof, with a maximum height of some 5.1 metres and a height to the eaves of some 2.8 metres. This would have 1 no. rooflight on the side (southwest) roof pitch, a window on the front (northwest) elevation and a window on the rear (southeast) elevation. This would be finished in materials to match the existing. It is proposed to use this a utility and to extend and existing kitchen.

It is also proposed to construct a new driveway on the eastern side of the property. This would have space for two cars.

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 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

DP21 - Transport

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

Haywards Heath Neighbourhood Plan made in 2016.

Relevant policies:

Policy E9 - Design

Policy H9 - Extensions to dwellings

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

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
- Flood risk and drainage
- Parking provision
- 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.'

Principle DG49 of the Mid Sussex Design Guide relates to general principles for extensions 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.

Furthermore, principle DG50 of the MSDC Design Guide relates to side extensions and states that:

'side extensions 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.'

The gaps between dwellings can sometimes positively contribute to articulating (for example, through the consistent rhythm of repeated houses) and adding interest in a street frontage or by providing views / visible connections to the surrounding countryside. Side extensions will therefore 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.

Policy H9 of the Haywards Heath neighbourhood Plan related to extensions and states:

'Extensions to existing dwellings will be permitted where it meets the following criteria:

- o The scale, height and form fit unobtrusively with the existing building and the character of the street scene.*
- o Spacing between buildings would respect the character of the street scene.*
- o Gaps which provide views out to surrounding countryside are maintained.*
- o Materials are compatible with the materials of the existing building.*
- o The traditional boundary treatment of an area is retained and, where feasible reinforced.*
- o The privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.*

The proposed extension is considered to be modest in size and scale and will sit subordinately against the existing dwellinghouse. The extension appears subservient to the host dwelling as it would be set-back from the front of the property. It is considered that the hipped roof design would coordinate well with the existing dwelling. The proposed side extension and new driveway would be visible from public viewpoints. Although the new driveway would result in the loss of a small area of soft landscaping on the eastern side of the property, given the modest size of the proposed driveway, it is not considered that this would cause significant harm to the character of the area. The extension would take cues from the character of the surrounding area and would not close an important view or gap, so it is considered that the proposal would not have a harmful impact on the street scene. As the proposal includes external materials to match the existing, it is considered that the design would provide a consistent finish.

The proposal is therefore considered to address the character of the existing dwelling and the surrounding buildings, and as such the proposal is deemed to comply with the above part of policy DP26 of the District Plan, policy H9 of the Haywards Heath Neighbourhood Plan and principles DG49 and DG50 of the Mid Sussex Design Guide SPD.

Impact on Neighbouring Amenities

In terms of impact on neighbouring amenities, Policy DP26 of the District Plan states proposals should *'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'*. Policy H9 in the Neighbourhood Plan refers to *'The privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.'* As such there is some conflict between the two policies.

Under section 38(5) of the Planning and Compulsory Purchase Act 2004 if a policy contained in a development plan for an area conflict 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 District Plan is considered to take precedence and therefore the test in this instance is whether the development causes significant harm to the amenities of existing nearby residents.

To the west is 38 St Pauls on the Green. Given the single storey and modest nature of the proposal and that the side extension would have a hipped roof, it is not considered that the proposal would cause significant harm to the light and outlook of this neighbour. As no windows are proposed on the side elevation, it is not considered that the proposal would give rise to significant overlooking concerns.

To the east is 42 St Pauls on the Green. The side extension would be hidden by the application property itself. Given the modest nature of the proposed driveway, it is not considered that the proposal would be harmful to the amenities of this neighbour.

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.

The proposal is therefore considered to comply with Policy DP26 of the District Plan, and the relevant principles of the Mid Sussex Design Guide SPD.

Flood risk and drainage

DP40 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 within flood zone 1 and is at risk of fluvial flooding and at very low to low surface water flood risk. MSDC Drainage have been consulted on the application and considers that the proposed development would be classified as a 'minor extension', being less than 250 square metres. Subject to the proposed development incorporating all flood mitigation and resilience measures set out within the Flood Risk and Surface Water report (Ref:312 by Kla architects), including finished floor levels, they have no objection to the proposal.

Parking provision

Policy DP21 of the District Plan states that to meet the objectives of the West Sussex Transport Plan 2011- 2026, decisions on development proposals will take account of whether: *'the scheme provides adequate car parking for the proposed development taking into account the accessibility of the development, the type, mix and use of the development and the availability and opportunities for public transport; and with the relevant Neighbourhood Plan where applicable;'*

It is noted that the proposal would result in the loss of garage parking associated with the dwelling. 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. The property currently has five bedrooms. West Sussex County Council Parking Standards Guidance (2020) outlines that for a 5-bedroom dwelling in this location that 3 parking spaces should be provided. The proposal would result in an external parking space at the front of the house to accommodate three cars. In addition, there are no restrictions on the surrounding roads that would prevent on road parking. It is therefore considered that, in this instance, the proposal would be acceptable in terms of highways impact. Therefore, the proposal is deemed to comply with policy DP21 of the Mid Sussex District Plan and the WSCC Parking Standards Guidance.

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 acceptable 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 would accord with the requirements of policy DP21, DP26 and DP40 of the Mid Sussex District Plan. It is therefore considered acceptable.

Decision: Permission

Case Officer: Catherine Cardin