

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0966	Case Officer:	Anna Tidey
Application Type:	Householder Application		
Proposal:	Removal of existing single storey small kitchen extension. Proposed new single storey extension with flat roof and lantern rooflights and brickwork to match existing. Proposed new open oak frame pitched roof porch to front door. Proposed new high level slot window to existing side wall at ground floor level. Proposed new side window to new wc, in existing side external door location		
Site:	27 Wickham Way, Haywards Heath, West Sussex, RH16 1UJ, , ,		
Validation Date	7 Apr 2025	Overall Expiry Date:	2 May 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	10 Jun 2025
Target Date:	2 Jun 2025	Recommending Officer Signature:	Anna Tidey

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	10 Jun 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0966

**27 Wickham Way, Haywards Heath, West Sussex, RH16 1UJ, , ,
Removal of existing single storey small kitchen extension. Proposed new single storey extension with flat roof and lantern rooflights and brickwork to match existing. Proposed new open oak frame pitched roof porch to front door. Proposed new high level slot window to existing side wall at ground floor level. Proposed new side window to new wc, in existing side external door location**

Alison Barkley

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Southern Water: No objections.

TOWN COUNCIL OBSERVATIONS

Haywards Heath Town Council: No comment.

INTRODUCTION

This application seeks planning permission for extensions and alterations at a detached house at No 27 Wickham Way in Haywards Heath. The works involve the demolition of an existing single storey projection at the rear of the house, and the addition of a larger single storey extension to extend across the rear of the house and behind the adjacent single garage. The proposed flat roofed extension will connect to an existing infill addition between the garage and the house. The proposed works also include the construction of a new open framed porch to the front door, with associated new fenestration.

RELEVANT PLANNING HISTORY

None found.

SITE AND SURROUNDINGS

No 27 Wickham Way is a 3 bed detached house, located on an established residential road off College Road in the Built up Area of Haywards Heath.

The house benefits from a private drive which provides off road frontage parking space for two cars. The front and garden spaces are well screened by established boundary hedges. The rear garden backs onto houses located on Wickham Close.

An existing 2.8m wide by 6.3m (approx.) long garage building is located along the northern boundary with the adjacent house at No 29. The garage has been connected to the house with an infill addition. A side doorway in the house provides access into the covered corridor space, which has front and rear doors to allow access from the front to the rear garden. The rear of the garage building accommodates a small toilet. The internal garage space measures 4.6m long by 2.4m wide.

A 1.5m deep by 2.8m wide rear kitchen projection extends back from the rear of the house. This is constructed in matching bricks to the house and has a lean to roofline. A shaped paved patio extends along the rear wall of the house and allows access from the rear dining room into the rear garden.

APPLICATION DETAILS

This application seeks planning permission for a new single storey rear extension extending across the full width of the rear elevation, and to the rear of the infill addition and part of the garage. The proposed addition measures 4.5m deep by 8.8m wide. It is shown to be constructed in line with the southern side wall of the house, extending approx. 2.4m wider than the existing house, and inset by approx. 1.9m from the northern boundary.

The proposed new addition will accommodate a new open plan kitchen, linked to the existing dining room, to enlarge the available ground floor living space. The proposed floor plan shows the existing kitchen to be partly converted to create a larger larder off the new kitchen, with the remainder of the space adapted into a new shower room/toilet, accessed off the entrance hall.

Externally the proposed extension will be constructed in matching brickwork with a flat roof finished with coping stones. Two 2.5m long by 1.3m wide roof lanterns are proposed in the roof of the addition to provide light into the kitchen space. There are also two sets of 2.8m wide full height glazed sliding patio doors proposed to lead to a new 1.7m deep squared off rear patio. No windows or openings are proposed in the side walls of the addition.

The proposed plans also show the insertion of a 2.4m wide high level window in the existing south facing side wall of the house to light the retained dining space. A new window is proposed in the northern side wall of the house to serve the new toilet/shower room and an extended corridor will be created between the new extension and the rear south eastern corner of the garage, with a new external door facing north.

A new porch canopy is proposed on the western facing front elevation of the house. The porch will measure 2.15m wide by 1.32m deep, and is shown to be constructed with a gabled roof to a maximum height of 3.2m, positioned approx. 0.4m below the first floor window cill height. The plans show the porch will be constructed off low side brick walls, with a oak frame and with matching roof tiles.

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:

DP26 Character and design

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.

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
- Biodiversity Net Gain

Design

Policy DP26 of the District Plan seeks to promote well located and designed development, to protect valued characteristics of the built environment for their historical and visual qualities and support sustainable communities and create accessible environments. The wording of Policy DP26 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:

- * is of high quality design and layout and includes appropriate landscaping and greenspace;*
- * 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;*
- * creates a sense of place while addressing the character and scale of the surrounding*

buildings and landscape;

- * protects open spaces, trees and gardens that contribute to the character of the area;*
- * protects valued townscapes and the separate identity and character of towns and villages;*
- * 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 DP29);*
- * creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- * incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- * positively addresses sustainability considerations in the layout and the building design;*
- * 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;*
- * optimises the potential of the site to accommodate development.'*

As the site is located in the built up area of Haywards Heath the development plan in this part of Mid Sussex consists of the District Plan and the Haywards Heath Neighbourhood Plan. Neighbourhood Plan Policies H9 and E9 are relevant, and these state:

Policy H9

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.'*

Policy E9

'Developers must demonstrate how their proposal will protect and reinforce the local character within the locality of the site. This will include having regard to the following design elements:

- o height, scale, spacing, layout, orientation, design and materials of buildings,*
- o the scale, design and materials of the development (highways, footways, open space and landscape), and is sympathetic to the setting of any heritage asset,*
- o respects the natural contours of a site and protects and sensitively incorporates natural features such as trees, hedges and ponds within the site,*
- o creates safe, accessible and well-connected environments that meet the needs of users,*
- o Will not result in unacceptable levels of light, noise, air or water pollution,*
- o Makes best use of the site to accommodate development,*
- o Car parking is designed and located so that it fits in with the character of the proposed development. Proposals affecting a listed building, conservation area, building of local interest or public park of historic interest or their setting should preserve or enhance their special interest and/or distinctive character.'*

Also relevant in the determination of the application is the design guidance contained in the Mid Sussex Design Guide, which seeks good design in house alterations and extensions.

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.

Principle DG49 states:

'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. Extensions should also normally be designed to be well integrated with the existing scale, form and massing allow the original building to remain the dominant element of the property whether it has one or several additions.'

Extensions should typically use simple, uncomplicated building forms to complement and coordinate with the scale, form and massing of the original dwelling. The design approach may benefit from coordinating with the existing pattern of window and door openings as well as employing facing materials to match those of the existing dwelling. Otherwise it should demonstrate the appropriateness of the alternative approach.

Extensions should not result in a significant loss to the private amenity area of the dwelling.

There are two general approaches to extending a property:

- designing in the style of the existing building by closely matching its facing materials, architectural features, window sizes and proportions; and*
- designing in a contemporary style that takes its cues from key aspects of the existing building that might include its underlying form and proportions, facing materials, window design and other specific architectural features. The success of this approach is particularly reliant on high quality facing materials and finishes, and this will normally need to be demonstrated through detailed elevations and section drawings.*

Both approaches can create successful, well designed extensions that can be mutually beneficial to both the house and the wider area. All extensions and alterations should consider their impact on neighbouring properties (refer to Chapter 8 on residential amenity).'

Design Guide Principle DG50 refers to Front and Side extensions and states:

'Front and side extensions are typically visible from the public realm and will be resisted where they have an adverse impact on the street scene or the appearance of a dwelling.'

Front extensions

Front extensions are more likely to be acceptable where the building line is staggered or where the dwelling is set well back from the road. They are less likely to be acceptable in streets with a strong consistent building form as they risk disrupting the underlying order. 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.

Side extensions

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.

Design Guide Principle DG51 refers to Rear extensions and states:

'Rear extensions which are not visible from the street and do not negatively impact on neighbouring properties can be expressed in many forms, including by adopting a contemporary architectural approach. With reference to DG49, they should nevertheless have consideration for the character of the existing building and the relationship of the extension with the side boundaries and adjacent buildings and gardens.'

The proposed rear extension will form a subordinate addition at the back of the house. The overall footprint of the building will be enlarged, but not by a significant amount to be out of keeping on the

property and within its setting. The useable habitable space will be improved on the ground floor. The design and form of the rear addition will complement the appearance of the host building and is acceptable. The position of this addition will not detract from the overall character and appearance of the house in public views from the street.

The proposed porch addition represents a light open structure at the front of the house. The design and scale is considered acceptable and will not adversely impact upon the character and appearance of the of the street scene. The porch addition is therefore considered acceptable.

Consequently the appearance of the proposed extension works are considered to accord with 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 No 29 Wickham Way to the north and No 25 to the south. Both are detached dwellings, with some windows that overlook the side elevation and garden of No 27.

It is considered that the proposed extension will not adversely affect the outlook from windows at first floor level sited in the side wall of No 29. Being single storey in form the extension will have no significant harm to the privacy, outlook, daylight and sunlight of the immediate residents of that property.

There is a substantial boundary hedge along the southern garden boundary between No 27 and No 25 to the south. It is considered that the proposed extension and addition of the high level side window to serve the dining room will not adversely affect the outlook or privacy at the neighbouring property.

Given the nature of the proposal and the relationship with the neighbouring properties, it is deemed that no significant harm will be caused by the proposed development to the privacy, outlook, daylight and sunlight of the immediate residents.

The proposal 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 rear extension and new porch 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.

It is considered that the new 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