

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2126	Case Officer:	Stefan Galyas
Application Type:	Householder Application		
Proposal:	Demolition of existing detached garage and rear in-fill extension. Proposed 2-storey side and rear extension, single-storey rear extension and enlarged rear dormer.		
Site:	61 Turners Mill Road, Haywards Heath, West Sussex, RH16 1NH, , , ,		
Validation Date	21 Aug 2025	Overall Expiry Date:	16 Sep 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	10 Oct 2025
Target Date:	16 Oct 2025	Recommending Officer Signature:	<i>Stefan Galyas</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	14 Oct 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2126

**61 Turners Mill Road, Haywards Heath, West Sussex, RH16 1NH, , ,
Demolition of existing detached garage and rear in-fill extension. Proposed 2-storey side and rear extension, single-storey rear extension and enlarged rear dormer.
Mr And Mrs Payne**

SUMMARY OF REPRESENTATIONS

There were no letters of representation received in response to the current proposal.

SUMMARY OF CONSULTEES

No consultee comments received.

TOWN/PARISH COUNCIL OBSERVATIONS

Town Council: No comment.

INTRODUCTION

The application seeks planning permission for the development of a two-storey side and rear extension, a single storey rear extension, an extension to the existing rear dormer, the addition of two rear rooflights as well as the demolition of the existing single storey garage outbuilding.

RELEVANT PLANNING HISTORY

CU/365/83 - Proposed Garage. Permission 12.01.1984.

DM/25/0648 - Demolition of existing detached garage and rear infill extension, proposed new two-storey pitched roof side extension. Refusal 07.05.2025.

SITE AND SURROUNDINGS

The application relates to 61 Turners Mill Road, a two-storey detached property set to the southern corner of the junction between Turners Mill Close to the north and Turners Mill Road to the east. The existing dwelling is set back from the highway edge by a front driveway and accompanying front garden amenity space. The existing dwelling has been extended and altered over time through the addition of single storey flat roofed rear (west) extensions, the addition of a rear dormer and the erection of a detached single storey garage outbuilding to the side (north). The site is afforded garden amenity space to the rear which rises up in natural ground level, with the neighbouring site at 1 Turners Mill Road positioned towards the rear boundary. The existing dwelling is composed of rendering at ground floor level and tile hanging at first floor, concrete pantiles with half round ridge and hip tiles and white uPVC windows and doors.

With regard to the sites locality, there are predominantly two storey detached properties with tile hanging at first floor level featuring predominantly. There is some variance in external materials which adds further visual interest throughout the street scene.

The site is within the built-up area for Haywards Heath as defined in the District Plan (DP).

APPLICATION DETAILS

The proposal would demolish the existing single storey rear (west) elevation extension and the side (north) elevation detached outbuilding. In its place the proposal would develop a two-storey side extension. The side extension would measure at approximately 7.5m in length, 4.6m wide, have an eaves height of 2.7m and a ridge height measuring at 7m high.

The proposal extension to the rear dormer would measure at circa 2m in depth, 3.1m wide and 2.1m in height.

The existing single storey rear extension would be slightly increased in width, and the existing dining room element would be increased in height to measure at approximately 2.6m. The development proposal would also add two dormers to the rear roof pitch.

Proposed external materials would comprise rendered external walls and clay tile hanging at first floor level and concrete roof tiles to the pitched roof and felt to the proposed flat roof elements.

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 the 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

Site Allocations DPD

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

There are no relevant policies.

Neighbourhood Plan

Haywards Heath Neighbourhood Plan (Made March 2016)

Policy E9 - Protection and Reinforcement of Local Character

Policy H9 - Domestic Extensions

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 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:

DPS1 - Climate Change

DPS2 - Sustainable Design and Construction

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)

The National Planning Policy Framework (NPPF) 2024 is a material consideration. Paragraphs 2, 8, 11, 39, 48, 131, 135 & 139.

National Design Guide (Published January 2021)

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
- Impact on Neighbouring Amenities
- Biodiversity Net Gain

Design and Character

DP26 of the District Plan 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 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'*

Furthermore, Policy H9 of the Neighbourhood Plan states that:

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 of the Haywards Heath Neighbourhood Plan states that:

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 sites to accommodate development,*
- o Car parking is designed and located so that it fits in with the character of the proposed development.*

Principle DG49 of the Mid Sussex Design Guide states:

'Extensions should typically use simple, uncomplicated building forms to compliment 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.'

Principle DG50 of the Mid Sussex Design Guide elaborates further on what constitutes 'good design' in relation to 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.

The National Design Guide (2021) states in Paragraph 44 that:

"to communicate the benefits of a scheme, it is important to explain how the design of a development relates to context and local character." It adds that

"well-designed places and buildings are influenced positively by:

- o The history and heritage of the site, its surroundings and the wider area, including cultural influences;*
- o The significance and setting of heritage assets and any other specific features that merit conserving and enhancing;*
- o The local vernacular, including historical building typologies such as the terrace, town house, mews, villa or mansion block, the treatment of facades, characteristic materials and details"* (Paragraph 46).

The existing property is sited within a corner plot in the southern corner of the junction between Turners Mill Road and Turners Hill Road. Views towards the application property are considered to be further increased due to the properties position at a higher topographical level when compared to the roadside as the land rises upwards along the front garden and driveway. It is also considered that there is a substantial offset at present between the main two storey built form and the roadside to the north, this is considered to be reflected at 63 to the northern side of the junction which also is offset from the side boundary.

Since the previous refusal under DM/25/0648, the scheme has been revised in order to address the concerns raised. The previous scheme continued the existing ridge across throughout the proposed extension and created a visually dominant gable end to the side of the existing dwelling. The resubmitted proposal utilises a stepped down ridge from the original dwelling which will likely improve the extensions subservience. Furthermore, it is considered that the use of the catslide roof design would significantly reduce the overall perceived bulk and size.

To the rear elevation, the existing box dormer would be increased in width whilst the overall height would continue across. Provided that the dormer is already in existence and that this feature would not occupy the entirety of the roof slope, the extension is considered to be acceptable on balance. Furthermore, two rooflights would be added to the rear roof slope. It is considered that other dwellings within the sites locality utilise rear dormers and this addition would not appear overly incongruous.

A side glazed gable window would be added to the proposed northern elevation which would likely be positioned within a visually prominent position with regard to the public domain. Whilst this feature would be of a more contemporary design when compared to the more traditional tile hanging featured to the principal (east) elevation, it is not considered that the feature would inflict significant harm towards the sites locality.

The proposal is therefore considered to comply with Policy DP26 of the District Plan, Policies E9 and H9 of the Haywards Heath Neighbourhood Plan and the relevant principles of the Mid Sussex Design Guide SPD.

Impact on Neighbouring Amenities

Policy H9 of the Haywards Heath Neighbourhood Plan states that proposals should 'safeguard' neighbouring amenities with regard to privacy, daylight, sunlight and outlook whereas policy DP26 of the MSDP states that development 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. There is therefore some conflict between the District Plan and Neighbourhood Plan in this respect. 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 Mid Sussex District Plan 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.

There would be a new first floor en-suite window added to the rear (western) elevation of the proposal which would face out towards the neighbouring property at 1 Turners Mill Close. The neighbouring dwelling to the north has two ground floor side (eastern) elevation windows one of which serves as a primary window to a 'snug' and the other as a secondary window to a reception. There is also a side (eastern) facing rooflight at the neighbouring dwelling. A distance in excess of 14m would remain between the proposed en-suite window and the neighbouring windows which are obscured by the existing boundary fencing and hedgerow between the sites. As such, it is not considered that the proposed window would give rise to a significant overlooking impact in this regard.

At loft level, the proposed two rooflights to the rear (western) elevation are considered to be positioned at a high level. As such, these are considered to serve light rather than offer a significant degree of outlook. Accordingly, these are not considered to overlook the nearby neighbouring property. Furthermore, there would be a new side (southern) elevation window added to the two-storey extension. It is considered that part of the view out from this window would be obscured by the existing single storey rear extension and the boundary fencing would obscure the remainder of the view.

The proposed first floor window to the side (northern) elevation within the glazed gable feature would likely face out towards the nearby neighbouring property at No.63. However, it was clarified by the Applicant that the gable window would be set 1.7m above the floor level. As such, this window would be likely be more so to supply light than offer outlook. It is therefore considered that the proposed window would not give rise to a significant overlooking impact.

In terms of overbearing, the proposed extension would be offset from the shared boundary to the south of the site with 59 and would not likely result in an overbearing impact. Furthermore, the extension would be set away from the nearby sites at 1 Turners Mill Close to the west and 63 to the north. As such, it is not considered that the proposed extension would result in a significant overbearing impact towards the nearby neighbouring dwellings.

Accordingly, the proposal is considered to comply with the provisions of DP26 of the Mid Sussex District Plan in terms of neighbouring amenities.

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

In conclusion, the proposal is appropriate in terms of design and will not negatively impact on the host dwelling nor its immediate setting and will not harm neighbouring amenities.

The proposal will comply with Policy DP26 of the District Plan, Policies H9 and E9 of the Haywards Heath Neighbourhood Plan, the MSDC Design Guide and the requirements of the NPPF.

Decision: Permission

Case Officer: Stefan Galyas