

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0048	Case Officer:	Deborah Lynn
Application Type:	Householder Application		
Proposal:	Proposed ground floor single storey rear extension and adjoining raised terrace area to replace existing timber decking.		
Site:	19 Quarry Hill, Haywards Heath, West Sussex, RH16 1NG, , , ,		
Validation Date	19 Feb 2026	Overall Expiry Date:	16 Mar 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	17 Mar 2026
Target Date:	16 Apr 2026	Recommending Officer Signature:	Deborah Lynn

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	17 Mar 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0048

19 Quarry Hill, Haywards Heath, West Sussex, RH16 1NG, , ,
Proposed ground floor single storey rear extension and adjoining raised terrace area to replace existing timber decking.
Oliver Wild

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Southern Water

No objections.

HAYWARDS HEATH TOWN COUNCIL OBSERVATIONS

No comment.

INTRODUCTION

This application seeks planning permission for a single storey rear extension and raised terrace area to replace existing timber decking.

RELEVANT PLANNING HISTORY

There are no previous applications deemed relevant.

SITE AND SURROUNDINGS

No. 19 Quarry Hill is a detached split-level house located on the northern side of the road, within a row of similar properties. The dwellinghouse is set back from the road at a lower level and has the appearance of a chalet style dwelling to the front (with rooms in the roof space) and a two storey dwellinghouse to the rear, due to sloping land levels to the rear (north).

The property benefits from a single attached garage that projects to the front of the dwellinghouse with off road parking for 2 cars. A long garden over 40 metres in length lies to the rear, adjoining Penland Wood (ancient woodland) to the north.

The exterior of the dwellinghouse is finished with facing brickwork and a plain concrete tiled roof, with white upvc windows. Solar panels have been installed on the front roof slopes. A small timber raised decking area has been installed to the rear of the house.

In terms of planning policy, the property lies within the built up area of Haywards Heath.

APPLICATION DETAILS

Proposed plans show that a single storey extension is proposed to the rear of the dwellinghouse. This will project 3 metres from the rear wall of the house and will measure approximately 5.55 metres wide by 4.2 metres high with a gable pitched roof. The extension will provide an enlarged dining area adjacent to the existing open plan kitchen / diner. Its exterior will be finished with facing brickwork and roof tiles to match the existing dwellinghouse; a roof light is proposed to both side roof slopes, with glazed door and window openings proposed to all three sides of the extension.

The existing timber decking to the rear of the house is proposed to be removed and replaced with a raised terraced area that adjoins the proposed extension to the east. Plans show that this will project between 1.64 and 3 metres from the rear wall of the house and will measure between 0.56 and 0.93 metres high; the terraced area will be enclosed by brick walls measuring between 1.1 and 1.48 metres high. The terraced area will also extend approximately 2.2 metres beyond the rear wall of the extension

replacing the existing patio, with steps down into the garden; this section of terrace will measure approximately 0.15 metres higher than the existing patio.

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.

Haywards Heath Neighbourhood Plan

The Neighbourhood Plan was made on the 15th December 2016

Relevant policies:

E9 design

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

The main issues deemed relevant to this application are:

- Design and impact on character of area
- Impact on neighbouring amenities.

Design and impact on character of area

Policy DP26 of the District Plan relates to character and design and requires all proposals, including alterations and extensions, to be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside as well as addressing the character and scale of the surrounding buildings and landscape.

Policy E9 of the Neighbourhood Plan has a similar stance, requiring all developers to *'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,...

Neighbourhood Plan policy H9 more specifically relates to extensions and requires that the scale, height and form of the proposal fit unobtrusively with the existing building and character of the street scene.

In addition to the above, the Council's adopted Design Guide SPD is a material planning consideration with design principles DG49 and DG51 deemed relevant to this application.

Principle DG49 relates to general principles for extensions and recommends that *'extensions should typically use simple, uncomplicated building forms to complement and coordinate with the scale, form and massing of the original dwelling.'*

DG51 relates to rear extensions and states that *'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 extensions and raised terrace area are considered acceptable in terms of design, form and scale to the existing dwellinghouse and surrounding properties and due to their location to the rear of the dwellinghouse and changes in land levels, should be obscured in views from the street scene. Complementary materials proposed should ensure that the proposal blends in with the existing dwellinghouse.

The proposal is considered in keeping with the area and should not detract from its character and appearance, thereby according with policies DP26 of the District Plan and E9 and H9 of the Neighbourhood Plan.

Impact on neighbouring amenities

Policy DP26 of the District Plan refers to amenity and states that development 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 of the Neighbourhood Plan requires that 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 the Neighbourhood Plan was adopted at an earlier date to the District Plan, policy DP26 of the Mid Sussex District Plan is considered to take precedence and therefore the test in this instance is whether the development would cause significant harm to neighbouring amenities as outlined above.

The rear garden of the property is enclosed by established fencing on both sides with neighbouring properties. It is not considered that the proposal should cause significant harm to adjoining amenities in terms of affecting light levels, outlook or privacy.

The new terrace area proposed is no higher than the existing timber decking and is not considered to cause overlooking onto neighbouring properties.

The proposal therefore accords with policy DP26 of the District Plan.

Other matters

Great Crested Newts

The site lies within a designated Great Crested Newt Amber Impact Risk Zone which indicates that Great Crested Newts are likely to be present on the site. In addition, an area of ancient woodland at Penland Wood backs onto the rear garden, together with a stream known as Scrase Stream. Having regard to the residential nature of the proposal and scale of the development, it is not considered that the proposal would have any impact upon newts or their habitat. However, an informative can be attached to the planning consent to advise the applicant on action to be taken should Great Crested Newts be found during construction works.

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 extensions and terrace area are considered acceptable in terms of design, form and scale to the existing dwellinghouse and surrounding properties and should not have a harmful impact upon the appearance and character of the area or cause significant harm to neighbouring amenities. The proposal therefore accords with policy DP26 of the Mid Sussex District Plan and policies E9 and H9 of the Haywards Heath Neighbourhood Plan.

Decision: Permission

Case Officer: Deborah Lynn