

## Delegated Decision

### Sign off Sheet

|                                              |                                                                                                         |                                        |                         |
|----------------------------------------------|---------------------------------------------------------------------------------------------------------|----------------------------------------|-------------------------|
| <b>Ref. No:</b>                              | DM/25/0471                                                                                              | <b>Case Officer:</b>                   | Catherine Cardin        |
| <b>Application Type:</b>                     | Householder Application                                                                                 |                                        |                         |
| <b>Proposal:</b>                             | Proposed extension to the rear bedroom dormer to incorporate a new en-suite bathroom to master bedroom. |                                        |                         |
| <b>Site:</b>                                 | 16 The Highlands, Cuckfield, Haywards Heath, West Sussex, RH17 5HL, , ,                                 |                                        |                         |
| <b>Validation Date</b>                       | 12 Mar 2025                                                                                             | <b>Overall Expiry Date:</b>            | 3 Apr 2025              |
| <b>Pre-Commencement Conditions Required:</b> |                                                                                                         | <b>Pre-Com Conditions Date Agreed:</b> |                         |
| <b>Recommendation:</b>                       | Permission                                                                                              | <b>Recommendation Date:</b>            | 1 May 2025              |
| <b>Target Date:</b>                          | 7 May 2025                                                                                              | <b>Recommending Officer Signature:</b> | <i>Catherine Cardin</i> |

|                                                        |  |                               |   |
|--------------------------------------------------------|--|-------------------------------|---|
| <b>Date Legal Agreement Completed: (if applicable)</b> |  | <b>No of Representations:</b> | 0 |
|--------------------------------------------------------|--|-------------------------------|---|

|                              |                    |              |            |
|------------------------------|--------------------|--------------|------------|
| <b>Signed and Agreed By:</b> | <i>Steven King</i> | <b>Date:</b> | 1 May 2025 |
| <b>Comments:</b>             |                    |              |            |

## **MID SUSSEX DISTRICT COUNCIL**

**DM/25/0471**

**16 The Highlands, Cuckfield, Haywards Heath, West Sussex, RH17 5HL, ,  
Proposed extension to the rear bedroom dormer to incorporate a new en-suite bathroom to  
master bedroom.**

**Mr Robert Cooke**

### **SUMMARY OF REPRESENTATIONS**

None received.

### **SUMMARY OF CONSULTEES**

None received.

### **PARISH COUNCIL OBSERVATIONS**

No objection.

### **INTRODUCTION**

Planning permission is sought to extend a rear bedroom dormer.

### **RELEVANT PLANNING HISTORY**

CU/263/79- 2 storey extension for garage and bedroom. Permission.

CU/208/84- Demolish single storey bathroom. erect two storey extension. Permission.

CU/003/93- Farm style gate across entrance to private lane and two fencing panels. Permission.

### **SITE AND SURROUNDINGS**

16 The Highlands is a two-storey detached dwelling. It is constructed of red brick, with a plain tile roof and white uPVC windows. The property has white painted brick to the ground floor elevation and hanging tiles to the first-floor elevation. The property benefits from a garden to the side and rear.

The application site lies within the built-up area of Cuckfield. Neighbouring properties are located to the north, south and west, with highway to the east.

### **APPLICATION DETAILS**

Planning permission is sought to extend an existing rear dormer. This is proposed to be used as a bathroom. This would measure some 1.7 metres in width and some 0.7 metres in depth. This would have a flat roof and have a maximum height of some 1.7 metres.

The proposed addition would be finished in materials to match the existing.

### **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 Cuckfield 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**

Cuckfield Neighbourhood Plan made in 2014.

Relevant policies:

Policy CNP 1 of the Cuckfield Neighbourhood Plan

### **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 and Character
- Impact on Neighbouring Properties
- Biodiversity Net Gain

### **Design and Character**

Policy DP26 of the Mid Sussex 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 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 DP29);*
- 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.'*

Policy CNP 1 of the Cuckfield Neighbourhood Plan relates to design and states that:

*New development in accordance with the Neighbourhood Plan will be permitted where it:*

- a) Is designed to a high quality which responds to the heritage and distinctive character and reflects the identity of the local context of Cuckfield as defined on Map 3 - Conservation Areas and Character Areas, by way of;*
  - i. height, scale, spacing, layout, orientation, design and materials of buildings,*
  - ii. the scale, design and materials of the public realm (highways, footways, open space and landscape), and*
- b) Is sympathetic to the setting of any heritage asset and*
- c) Follows guidance in the Conservation Area Appraisals and Management Plans, the High Weald AONB Management Plan, and*
- d) Respects the natural contours of a site and protects and sensitively incorporates natural features such as trees, hedges and ponds within the site, and*
- e) Creates safe, accessible and well-connected environments that meet the needs of users, and*
- f) Will not result in unacceptable levels of light, noise, air or water pollution, and*
- g) Makes best use of the site to accommodate development.*

The Mid Sussex Design Guide SPD also provides advice for extensions to dwellings. Principle DG49 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.'*

Principle DG51 of the Mid Sussex Design Guide SPD relate to roof extensions and states that:

*A loft conversion is a space efficient means of extending the amount of living accommodation in a dwelling. Roof accommodation is normally reliant on dormer windows and rooflights to provide light and ventilation. However, if they are out of scale or out of character with the roofscape and proportions of a dwelling they can have an adverse impact on the character of both the dwelling and the streetscape.*

*The roof pitch and form are intrinsic to a building's character and roof extensions should be sensitive to this. Roof extensions and dormer windows that alter the existing ridge of the roof or significantly alter the roof profile of a building will not normally be acceptable, particularly on the front roof slope, and where there is a strong established roofline.*

*Where a clear rhythm of fenestration is established, the position and proportion of dormer windows should respond to existing windows and / or doors. Further guidance on dormer windows and rooflights is provided in chapter 6 under sections 6.3.5 to 6.3.8..*

The application property lies within the built-up area of Cuckfield, where there is a variety of property designs and ages.

The proposed extension would be of an appropriate scale and design which responds appropriately to the existing dwelling. The addition would be to the rear elevation, which allows it to appear subservient to the main dwelling. It is considered that the flat roof design coordinates well with the existing dormer. As the proposal includes materials to match the existing, it is considered that the development would provide a consistent finish.

Taking into account the above, the proposal is 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 CNP 1 of the Cuckfield Neighbourhood Plan and principles DG49 and DG51 of the Mid Sussex Design Guide SPD.

### **Impact on Neighbouring Properties**

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'*.

Regarding the neighbours at 12 Farr Close and 15 Farr Close to the west of the site, given the modest nature of the design and that the proposal would be set back from the shared boundary by some 4.9 metres, it is not considered that there would be significant harm to the amenities of these neighbours.

Regarding the neighbour at 15 The Highlands to the north of the site, given the modest nature of the proposal and that the design does not include windows on either side elevation, 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.

It is therefore considered that the proposal would not cause harm to the amenities of neighbouring properties. The proposal is therefore deemed to accord with the above part of policy DP26 of the District Plan.

### **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 the character of the area, and will not harm neighbouring amenities.

The proposal would therefore accord with the requirements of policy DP26 of the Mid Sussex District Plan, policy CNP 1 of the Cuckfield Neighbourhood Plan, the Mid Sussex Design Guide SPD and the relevant provisions of the NPPF.

Decision:      Permission

Case Officer: Catherine Cardin