

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0679	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Proposed rear single storey extension and side single storey extension, both with pitched roof to match existing roof. The proposed works also include a new front door location to the side and a new window to the side wall.		
Site:	Wayside, Ardingly Road, Cuckfield, Haywards Heath, West Sussex, RH17 5HF, ,		
Validation Date	14 Mar 2025	Overall Expiry Date:	7 Apr 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	6 May 2025
Target Date:	9 May 2025	Recommending Officer Signature:	<i>Catherine Cardin</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
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Signed and Agreed By:	<i>Steven King</i>	Date:	6 May 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0679

**Wayside, Ardingly Road, Cuckfield, Haywards Heath, West Sussex, RH17 5HF,
Proposed rear single storey extension and side single storey extension, both with pitched roof to match existing roof.**

The proposed works also include a new front door location to the side and a new window to the side wall.

Amy Taylor

SUMMARY OF REPRESENTATIONS

One letter of support was received. This was in support of the following application for the following reasons:

- The proposed alterations were well thought out.
- The proposed alterations are appropriate.

SUMMARY OF CONSULTEES

Southern Water

No objection.

Nature Space

It is considered that the proposed development would present a low risk to great crested newts and/or their habitats.

PARISH COUNCIL OBSERVATIONS

No objection.

INTRODUCTION

Planning permission is sought for a rear single storey extension and side single storey extension.

RELEVANT PLANNING HISTORY

No relevant history.

SITE AND SURROUNDINGS

Wayside is a semi-detached bungalow of red brick construction, with white uPVC fenestration and a pantile roof. The property benefits from an existing conservatory to the rear elevation and off-street parking to the front of the property.

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

APPLICATION DETAILS

Planning permission is sought to replace an existing conservatory at the rear of the property with a single storey rear extension, and to erect a single-storey side extension.

The rear extension would measure some 4.8 metres in width and would have a depth of some 1.6 metres. The proposed hip and valley roof would have a height to the ridge of some 3.2 metres and a height to the eaves of some 1.8 metres. It is proposed to install bi-fold doors on the rear elevation and to install two rooflights to the rear pitch. This is proposed to be used as a kitchen and dining area.

The side extension would measure some 3.2 metres in width and some 1.7 metres in depth. This is proposed to be used as a utility. This would have a door on the front elevation and a door and window on the rear elevation.

It is proposed to relocate the front door on the side (western) elevation and to create steps for access on the southern elevation of the proposed side extension.

It is also proposed to install a new window on the side elevation of the existing property.

The proposed external materials would 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 the 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:
CNP1- Design of New Development and Conservation

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:

- *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 DP27);*
- *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.'*

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 DG50 of the Mid Sussex Design Guide SPD relate 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.

Principle DG51 of the Mid Sussex Design Guide SPD relate 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 application relates to an established residential area of Cuckfield, where properties are a variety of ages and designs.

The proposed rear single storey extension would be of an appropriate scale and design which responds appropriately to the existing dwelling. It is considered that the hip and valley roof design of the rear extension would coordinate well with the existing property. As this extension is to the rear of the property, the proposal would not be visible from the street and would therefore not be considered harmful to the street scene.

The proposed side extension would be of an appropriate scale and design which responds appropriately to the existing dwelling. The proposal would not close an important gap or view and is therefore considered to not be harmful to the character of the area.

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 CNP1 of the Cuckfield Neighbourhood Plan and principles DG49, DG50 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 neighbour at Lerinda, to the east of the application site, given the single storey nature of the proposed addition, it is considered that there would not be a significant loss of light to this neighbour. As the addition would be a similar depth to the existing, it is not considered that this would cause a significant loss of outlook to this neighbour. No windows are proposed on the side (eastern) elevation so it is not considered that this proposal would give rise to any overlooking concerns.

Regarding the neighbour at Winchester Lodge to the west of the application site, as the proposed side extension would be a considerable distance of some 27 metres from the development it is not considered that there would be significant harm 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 CNP1 of the Cuckfield Neighbourhood Plan, the Mid Sussex Design Guide SPD and the relevant provisions of the NPPF.

Decision: Permission

Case Officer: Catherine Cardin