

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1145	Case Officer:	Caroline Grist
Application Type:	Householder Application		
Proposal:	New porch to front of the house, Extension of utility room, Extension out from rear of garage and removal of wall between kitchen and dining room to form one room and raising roof of garage to create room above.		
Site:	60 Blunts Wood Road, Haywards Heath, West Sussex, RH16 1NB, , , ,		
Validation Date	6 May 2025	Overall Expiry Date:	25 Jul 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	30 Jul 2025
Target Date:	1 Jul 2025	Recommending Officer Signature:	<i>Caroline Grist</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	31 Jul 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1145

**60 Blunts Wood Road, Haywards Heath, West Sussex, RH16 1NB, , ,
New porch to front of the house, Extension of utility room, Extension out from rear of garage and removal of wall between kitchen and dining room to form one room and raising roof of garage to create room above.**

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SUMMARY OF REPRESENTATIONS

No representations have been received in response to this application.

SUMMARY OF CONSULTEES

Southern Water

Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue and no Southern Water assets will be affected. Therefore, Southern Water has no objections to this proposal.

TOWN COUNCIL OBSERVATIONS

No comment.

INTRODUCTION

Planning permission is sought for a new porch to front of the house, to extend the utility room, extend out from rear of garage and removal of wall between kitchen and dining room to form one room and raising the garage roof to create a room.

RELEVANT PLANNING HISTORY

There is no relevant planning history.

SITE AND SURROUNDINGS

60 Blunts Wood Road is an east facing, detached, two storey dwelling. It is constructed of brick, with sections of stone cladding and tile hanging, a plain tile roof and upvc windows. The dwelling is characterised by a Dutch gable style roof and benefits from an integral garage that projects beyond the front elevation.

The site is located within the built up area of Haywards Heath. Neighbouring houses are situated to the north and south, whilst fields are to the west and the highway is to the east. The dwelling is situated on a higher land level than the highway and is set behind a front garden and paved parking area.

APPLICATION DETAILS

Planning permission is firstly sought to undertake works to the integral garage. Enlargements are proposed to create a gym and enlarge the existing utility room, as well as to create a family room on the first floor. This is firstly through a flat roof extension to the rear of the garage, which would span its full width and have a depth of some 1.3 metres. The utility room section would have an overall height of approximately 2.7 metres, whilst the gym would be 2.8 metres. In order to create the family room, it is proposed to increase the eaves and ridge heights by some 0.7 metres.

It is also proposed to create a front porch where there is currently a recessed entrance. It is to have an overall depth of some 2.3 metres and width of 2.9 metres. A pitched roof design is proposed that would measure approximately 3.3 metres to the eaves and 4.5 metres to the ridge.

The extensions are to be finished in materials to match the host dwelling.

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, Haywards Heath Neighbourhood Plan and Site Allocations Development Plan Document.

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 Site Allocations DPD 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 Haywards Heath Neighbourhood Plan was formally made on 15th December 2016.

Relevant policies:
Policy E9 - Design
Policy H9 - Building Extensions

Other Material Considerations

Mid Sussex District Plan 2021-2039 Consultation Draft

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

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 DP27);*
- 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'.*

This ethos is echoed within Policy E9 from the Haywards Heath Neighbourhood Plan.

Policy H9 of the Haywards Heath Neighbourhood Plan states:

'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'.*

In terms of the Mid Sussex Design Guide SPD, Principle DG49 establishes general principles for extensions and states:

'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 relates specifically to front extensions and states that:

'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..

In terms of rear extensions principle DG51 sets out:

'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 property is a detached dwelling that is situated within a residential area of Haywards Heath. Whilst there is some variety in the streetscene, houses remain set back from the highway and are characterised by hipped roofs and traditional building materials.

Planning permission is sought to undertake works to the existing garage and to construct a porch. Concerns were raised regarding the original submission regarding the works to the garage. From a design perspective this was due to the increased in roof height that had been proposed. There are a number of similar garages along Blunts Wood Road, including neighbours to the north and south, that are consistent in scale and design. It was considered that increase in height proposed would essentially result in two storey addition, which would appear incongruous in this context of surrounding properties. Furthermore, as the garage projects forward of the front elevation, there were concerns that it would appear prominent in the streetscene and it was also considered that it would not respond appropriately to the host dwelling.

Revised plans have therefore been provided that have reduced the proposed roof height. Whilst it would be taller than neighbouring properties it would not appear excessively high or visually jarring. It is considered that the proposed increase would not result in the garage appearing overly dominant in relation to the main house and the use of materials to match would provide a consistent finish. A first floor window has been included, however this is consistent with neighbouring properties. It is therefore concluded that the revised plans would not result in works that would be significantly harmful to the character of the building or the character of the surrounding area.

In terms of the extension to the rear, this would be relatively modest in scale and has been reduced in the revised plans. Whilst a staggered building height has been proposed, this reflects the changing land levels of the site. Due to the position of the proposed extension it would not be visible from public vantage points and, as such, there would not be an adverse impact on the streetscene.

With regards to the porch, as set out in the Design Guide, the dwelling is set well back from the highway and the principle of this addition would therefore be supported. It is considered that the extension would be relatively modest in scale and the proposed design seeks to reflect the fenestration and roof of the main house. There have been a variety of porch extensions within the streetscene, therefore it is considered that it would not appear incongruous in this setting.

In terms of the impact to neighbouring dwellings the test, as set out under policy H9 of the Haywards Heath Neighbourhood Plan, is 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 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.

To the south of the application site is 62 Blunts Wood Road, who is closest to the proposed garage works. The plans, as originally submitted, sought to extend to the rear of the garage to enlarge the ground floor and proposed first floor. Due to No. 62 being at a lower land level and the proximity of their windows, there was concern that this aspect of the works would have a harmful impact to their amenity.

The submitted revised plans have therefore reduced the height of the rear extension so it would only enlarge the ground floor accommodation. A lower roof height is also proposed closest to No. 62. Given the depth of this addition and the reduced height, it is considered that there would not be a significant loss of light or outlook to this neighbour. With regards to the proposed ridge increase, given the 0.7 metre increase and that it would include a hipped roof sloping away from this neighbour, it is considered that this would not significantly affect light or outlook either. In terms of privacy no new windows are proposed that would result in any direct overlooking. It is noted that a Juliette style balcony is shown to the rear of the family room, adjacent to a new area of flat roof. Whilst this arrangement, as shown, would not result in any loss of privacy, a condition can be attached to any consent to ensure that the flat roof is not used as a balcony as this would result in a harmful level of overlooking.

With regards to the proposed porch, this is to be a relatively modest addition that would be set away from neighbouring properties. As such it would not give rise to any concerns regarding a loss of light, outlook or privacy.

Given the domestic nature of the proposed development, it is considered that it would not have a harmful impact in terms of noise, air or light pollution.

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 would accord with the requirements of policy DP26 of the Mid Sussex District Plan and policies E9 and H9 of the Haywards Heath Neighbourhood Plan. The proposal is therefore considered to be acceptable.

Decision: Permission

Case Officer: Caroline Grist