

## Delegated Decision

### Sign off Sheet

|                                              |                                                                             |                                        |              |
|----------------------------------------------|-----------------------------------------------------------------------------|----------------------------------------|--------------|
| <b>Ref. No:</b>                              | DM/25/3185                                                                  | <b>Case Officer:</b>                   | Deborah Lynn |
| <b>Application Type:</b>                     | Householder Application                                                     |                                        |              |
| <b>Proposal:</b>                             | Two storey and single storey front extension and new porch.                 |                                        |              |
| <b>Site:</b>                                 | Chetwode, Tylers Green, Cuckfield, Haywards Heath, West Sussex, RH17 5DZ, , |                                        |              |
| <b>Validation Date</b>                       | 13 Mar 2026                                                                 | <b>Overall Expiry Date:</b>            | 3 Apr 2026   |
| <b>Pre-Commencement Conditions Required:</b> |                                                                             | <b>Pre-Com Conditions Date Agreed:</b> |              |
| <b>Recommendation:</b>                       | Permission                                                                  | <b>Recommendation Date:</b>            | 5 May 2026   |
| <b>Target Date:</b>                          | 8 May 2026                                                                  | <b>Recommending Officer Signature:</b> | Deborah Lynn |

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

|                              |             |              |            |
|------------------------------|-------------|--------------|------------|
| <b>Signed and Agreed By:</b> | Steven King | <b>Date:</b> | 5 May 2026 |
| <b>Comments:</b>             |             |              |            |

## MID SUSSEX DISTRICT COUNCIL

**DM/25/3185**

**Chetwode, Tylers Green, Cuckfield, Haywards Heath, West Sussex, RH17 5DZ,  
Two storey and single storey front extension and new porch.  
Mr Ray Elliot**

### **SUMMARY OF REPRESENTATIONS**

None received.

### **SUMMARY OF CONSULTEES**

#### **Southern Water**

No objections.

### **CUCKFIELD PARISH COUNCIL OBSERVATIONS**

No objection.

### **INTRODUCTION**

This application seeks planning permission for a two storey and single storey front extension and new porch.

### **RELEVANT PLANNING HISTORY**

CU/050/99 - Loft conversion to existing house - front 45 deg. angled dormers; 2 dormers at rear.  
Permission granted 22.10.1999.

CU/051/99 - Loft conversion to existing house - front two facettted right-angled dormers; 2 dormers at rear. Permission granted 22.10.1999.

DM/23/2887 - Retrospective application for erection of wooden structure (Carport), for 2 cars. Amended proposed elevational drawings received 08.01.2024 showing changes to proposed materials.  
Permission granted 06.02.2024.

### **SITE AND SURROUNDINGS**

Chetwode is a detached 1950s house located within a row of similar properties on the western side of Tylers Green. The dwellinghouse is well set back from the road at a higher level, with a large gravel driveway located to the front and large garden to the rear. The front boundary of the property is lined with tall Conifer trees which are enclosed by a close boarded fence; a detached garage lies behind the trees.

A grass verge and private access drive (serving Kilndown) lie to the front of the property, adjacent to the road. Land levels rise to the west.

In terms of planning policy, the property lies within the countryside as defined by the Mid Sussex District Plan and Cuckfield Neighbourhood Plan.

### **APPLICATION DETAILS**

Proposed plans show that a two storey extension is proposed to the front of the dwellinghouse, infilling the southeast corner of the house. This is shown to measure approximately 2.8 metres deep by 5.5 metres wide and 8.1 metres high with a hipped roof that matches the ridge height of the existing roof.

A single storey front extension is also proposed. This is shown to project approximately 2.75 metres beyond the front wall of the two storey extension and will measure 4.05 metres wide by 3.05 metres high with a crown roof. The roof will extend further across the principal elevation of the dwellinghouse, creating a covered entrance porch between the proposed single storey front extension and existing

garage projection. A central gable roof projection measuring 3.3 metres high is proposed to the porch canopy.

Existing solar panels to the front and southern roof slope will be relocated to the front roof slope.

The extensions will be finished with facing brickwork and a tile roof to match the existing dwellinghouse with an Oak framed porch canopy.

The extensions will provide an enlarged hallway, study and living room at ground floor level and allow two existing bedrooms to be enlarged, with a dressing room and ensuite bathroom proposed.

## **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:

DP12 protection and enhancement of countryside

DP13 preventing coalescence

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.

### **Cuckfield Neighbourhood Plan**

The Neighbourhood Plan was made on the 1st October 2014.

Relevant policies:

CNP1 design of new development and conservation

CNP3 preventing coalescence between Cuckfield and Haywards Heath

CNP5 protect and enhance the countryside

CNP10 building extensions within and outside the built up area boundary

## **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 hearings were concluded on the 19th March 2026. The District Plan remains at Examination until the Inspector has published his report, until that time 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  
DPC1 protection and enhancement of countryside  
DPC2 preventing coalescence  
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 the consideration of this application are:

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

#### Design and impact on character of area

As the site lies within the countryside, NPPF paragraph 187 is relevant, stating in part that planning policies and decisions should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside.

This stance is reflected under policy DP12 of the District Plan which states that development proposals will be permitted in the countryside provided they maintain or where possible enhance the quality of the rural and landscape character of the District. Policy CNP5 of the Neighbourhood Plan states that priority will be given to protecting and enhancing the countryside from inappropriate development, whereby proposals do not have an adverse impact on the landscape setting of Cuckfield and maintain distinctive views of the surrounding countryside from public vantage points.

Neighbourhood Plan policy CNP3 states that development will not be permitted outside the built up area boundary, if individually or cumulatively it would result in increasing the coalescence between Cuckfield and Haywards Heath. A similar stance is taken by policy DP13 of the District Plan.

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 CNP1 of the Neighbourhood Plan requires new development to be designed to a high quality which responds to the heritage and distinctive character of Cuckfield. Policy CNP10 more specifically concerns building extensions and requires the scale, height and form of proposals to fit unobtrusively within the existing building and character of the street scene, with compatible materials proposed.

The Council's Design Guide SPD is also a material planning consideration with design principles DG49 and DG50 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. 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.'*

DG50 relates to front and side extensions and states in part 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.'*

As the proposal concerns an extension to an existing dwellinghouse that is surrounded by residential properties on all sides, the proposal is considered to maintain the wider landscape and rural character of the District and would not result in increased coalescence between the settlements of Haywards Heath and Cuckfield.

The proposed two storey front extension, whilst not subservient to the existing dwellinghouse, is considered acceptable in terms of design, form and scale, infilling the southeastern corner of the dwellinghouse, with compatible materials proposed to match the existing dwelling. The proposed extensions will be well set back from the road and consequently are not considered to appear obtrusive or visually prominent within the street scene; the additions will remain set back from the adjoining two storey front gable projection at Kilndown to the south.

As such, the proposed additions are considered in keeping with the existing dwellinghouse and surrounding properties and should not detract from the appearance and character of the area, thereby according with policies DP12, DP13 and DP26 of the District Plan and policies CNP1, CNP3, CNP5 and CNP10 of the Neighbourhood Plan.

#### Impact on amenity

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 CNP10 requires the privacy, daylight, sunlight and outlook of adjoining residents to be 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 District Plan was adopted at a later date to the Neighbourhood Plan, policy DP26 of the 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.

A number of side windows are located in the northern flank wall of the adjoining dwellinghouse at Kilndown. These serve a study and bathroom at ground floor level and a landing and bedroom at first floor level. Whilst the proposal is likely to impact outlook and light levels to the windows and rooms which they serve, as the study is also served by a main window to the front eastern elevation and the bedroom is served by a larger window to both the front and southern side elevations, it is not considered that the proposal would cause significant harm in terms of reducing light levels or outlook to affected rooms. No first floor windows are proposed to the southern side elevation of the two storey extension to cause overlooking onto the property at Kilndown. A small ground floor window is proposed to the southern wall of the proposed living room extension, however this will face onto the existing close boarded fence that lines the property.

In view of the above, the proposed extensions are deemed acceptable in that they should not cause significant harm to neighbouring amenities, thereby according with District Plan policy DP26.

#### 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 are considered appropriate in terms of design, form and scale to the existing dwellinghouse and surrounding properties and should not detract from the appearance and character of the area. The wider landscape and rural character of the District will be maintained. The proposal should not cause significant harm to neighbouring amenities in terms of affecting light levels, outlook or privacy. The proposal therefore accords with policies DP12, DP13 and DP26 of the Mid Sussex District Plan and policies CNP1, CNP3, CNP5 and CNP10 of the Cuckfield Neighbourhood Plan.

Decision:       Permission

Case Officer: Deborah Lynn