

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0873	Case Officer:	Anna Tidey
Application Type:	Householder Application		
Proposal:	Proposed front extension of house, joining to the garage and façade updates.		
Site:	10 Gander Green, Haywards Heath, West Sussex, RH16 1RB, , , ,		
Validation Date	7 Apr 2026	Overall Expiry Date:	12 May 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	28 May 2026
Target Date:	2 Jun 2026	Recommending Officer Signature:	<i>Anna Tidey</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	29 May 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0873

**10 Gander Green, Haywards Heath, West Sussex, RH16 1RB, , ,
Proposed front extension of house, joining to the garage and façade updates.
Mr Neil McCallum**

SUMMARY OF REPRESENTATIONS

None received.

CONSULTATIONS

Southern Water: The development site is not located within Southern Water's statutory area for water supply services. South East Water are the relevant statutory undertaker. Southern Water has no objections.

SE Water: No comments received.

TOWN COUNCIL OBSERVATIONS

Haywards Heath Town Council: No comment.

INTRODUCTION

This application seeks Planning permission for a proposed single storey front extension at No 10 Gander Green in Haywards Heath. The alterations will join the house to the garage, create a covered entrance and partially convert the garage. The addition and alterations will create additional ground floor living space and upgrade the external facades of the house with new external materials.

RELEVANT PLANNING HISTORY

DM/19/2349. Garage conversion and single storey front extension. Approved August 2019.
08/00724/FUL. Side extension, porch and lounge extension. Approved April 2008.
08/00052/FUL. Two storey side extension, porch and lounge extension. Refused February 2008.

SITE AND SURROUNDINGS

No 10 Gander Green is a detached house located on a corner plot on Gander Green in the Built up Area of Haywards Heath.

To the west, at the rear of the house, there is a recently completed new housing development, south of Sunte House, which is accessed off the main route through Gander Green.

The house at No 10 benefits from a private access with off road parking space for up to 4 cars. The property is well screened from public vantage points by a surrounding boundary hedge. There are a mix of housing styles in the close.

APPLICATION DETAILS

Planning permission was granted for a similar proposed development under DM/19/2349 at No 10, but that permission was not implemented and has since expired.

The plans for the current application show the proposed single storey extension extends across the width of the, previously extended, house frontage to join the house to the double garage building, which is set at an angle to the front of the house. The proposed extension would be of a flat roofed contemporary design with an external finish of a contrasting lighter buff coloured brick (shown on the proposed plans as 'Mystique') and feature sections of charred larch timber cladding.

The extension would extend a maximum of 3.5m forward of the existing house frontage and provide additional living space in a study, boot room/extended hall and shower room. The partial garage conversion will accommodate a new lounge, which will have a window to light the space, inserted in a new wall in place of one of the existing garage doors. The retained garage space will be accessed from the front driveway via a pair of new solid panelled doors, inserted in place of the other existing garage door.

The submitted plans also show the introduction of matching charred larch cladding on the first floor front facing and side, south facing, elevations of the house.

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:

DP21 Transport
DP26 Character and Design
DP38 Biodiversity

Site Allocations Development Plan Document

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

Haywards Heath Neighbourhood Plan -made 15th December 2016.

Policy E9 Design
Policy 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 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
DPB1 - Character and Design
DPT4 - Parking and EV Charging Infrastructure

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
- Impact on residential amenities
- Parking provision
- Biodiversity Net Gain

Design and Impact upon the street scene

Policy DP26 of the District Plan relates to character and design and requires all proposals to be well designed and reflect the distinctive character of the towns and villages as well as addressing the character and scale of the surrounding buildings and landscape.

Policy H9 seeks to ensure that residential extensions are of a scale, height and form to fit unobtrusively with the existing building and the character of the street scene, with spacing between buildings that respects the character of the street scene, compatible materials are used and privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.

Policy E9 requires developers to demonstrate how their proposal will protect and reinforce the local character within the locality of the site, having regard to the height, scale, spacing, layout, orientation, design and materials of buildings, the scale, design and materials of the development, protects trees, hedges and ponds, do not result in unacceptable levels of light, noise, air or water pollution, and that car parking is designed and located so that it fits in with the character of the proposed development.

The Council's adopted Design Guide is a material consideration in the determination of the application. Chapter 9 of the Design Guide relates to household extensions. Design Principle DG49 states that

extensions should respond to the design of the original dwelling and applicant will be expected to demonstrate how local character has informed the design proposal.

Design Guide Principle DG50 refers to Front and Side extensions and states that they will be resisted where they have an adverse impact on the street scene or the appearance of a dwelling. With regards to side extensions the guidance states that they 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. Side extensions will 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.

The proposed extension will enlarge the host property on the ground floor and update the appearance of the property with a contemporary style addition and new cladding. The redesigned frontage will not appear out of keeping in the street scene, given the variety of dwellings within Gander Green.

It is considered that the changes and additions would not have a harmful impact upon the street scene or the overall character of the area.

The overall design of this proposal would accord with the design aims of Policy DP26 of the District Plan, Policies H9 and E9 of the Haywards Heath Neighbourhood Plan and the relevant principles of the Mid Sussex Design Guide SPD.

Impact on residential amenities

Policy DP26 of the District Plan requires developments to demonstrate that it does not cause significant harm to amenities of existing nearby residents (or future occupiers), taking into account matters such as impact on light, privacy and outlook.

In contrast Policy H9 states that extensions to existing dwellings will be permitted where 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.

In addition Principle DG45 in the Design Guide refers to the need to consider privacy of existing and future residents and it is noted that privacy may be affected by the relationship of buildings to each other.

The immediate neighbouring properties are No 11 Gander Green to the north east and the surrounding well spaced houses to the south and west.

It is considered that there are sufficient distances between the neighbouring properties and the site of the proposed new extension to ensure that the proposed addition will create no significant harm to the privacy, outlook, daylight and sunlight of the immediate residents. The proposal therefore accords with the requirements of the more up to date Policy DP26 of the District Plan, and also with the requirements of Policies H9 and E9 of the Haywards Heath Neighbourhood Plan and the relevant principles of the Design Guide.

Parking provision

With regards to parking provision for the extended house the relevant District Plan Policy is DP21, which seeks adequate parking for new developments, taking into account the accessibility of the development and availability of public transport.

The proposal will not change the number of bedrooms in the house, but will remove the existing double garage space available to the occupiers.

There is existing off road parking provision at the front of the house on the private drive and hardstanding. This will allow a maximum of four vehicles to park off the road.

For a 4+ bed property located in the Lindfield Ward of Haywards Heath the West Sussex County Council Guidance on Parking recommend 2.2 spaces should be provided.

There is sufficient provision for off road parking for the extended dwelling. In addition the site is located in a sustainable location within the town and close to alternative sustainable transport options. The proposal is therefore considered acceptable in terms of the provision for parking, despite the loss of the double garage space, and therefore the proposal accords with the aims of District Plan Policy DP21.

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 front extension, garage conversion and alterations to the exterior of the house are considered acceptable in design terms and will not impact harmfully upon the character and appearance of the property or the street scene in this established residential road. The proposal accords with District Plan Policy DP26 and the relevant Design Guide Principles.

It is considered that the additions will not cause significant harm to the neighbouring amenities. The proposal accords with the aims of District Plan Policy DP26 and also with the requirements of Policies H9 and E9 of the Haywards Heath Neighbourhood Plan and the relevant principles of the Design Guide.

The site is located in a sustainable location. The remaining on site parking provision will accord with the WSCC parking requirements for new development and with the aims of District Plan Policy DP21.

Consequently this application is recommended for approval.

Decision: Permission

Case Officer: Anna Tidey