

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1262	Case Officer:	Anna Tidey
Application Type:	Householder Application		
Proposal:	Single rear extension, with hip to gable roof alterations and new wider front entrance.		
Site:	Shepherds Barn, Birch Avenue, Haywards Heath, West Sussex, RH17 7SL, , ,		
Validation Date	8 Jun 2026	Overall Expiry Date:	1 Jul 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	31 Jul 2026
Target Date:	3 Aug 2026	Recommending Officer Signature:	Anna Tidey

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	4 Aug 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1262

**Shepherds Barn, Birch Avenue, Haywards Heath, West Sussex, RH17 7SL, ,
Single rear extension, with hip to gable roof alterations and new wider front entrance.
Mr Tim And Mrs Catherine Webster**

SUMMARY OF REPRESENTATIONS

None received.

CONSULTATIONS

None.

TOWN COUNCIL OBSERVATIONS

Haywards Heath Town Council: No comment.

INTRODUCTION

This application seeks planning permission for works to extend to the front, side and rear of a house known as Shepherds Barn, on Birch Avenue in Haywards Heath.

RELEVANT PLANNING HISTORY

HH/268/86. Two storey side extension to provide 2 bedrooms/2 bathrooms/dressing room/ double garage and utility room. Approved November 1986.

CU/204/78. First floor roof extension to provide bathroom. Approved September 1978.

SITE AND SURROUNDINGS

'Shepherds Barn' is a 5 bed detached house located in a substantial garden on the southern side of Birch Avenue in the Built up Area of Haywards Heath. To the north of Birch Avenue lie properties located within the boundary of the Lewes Road Conservation Area.

'Shepherds Barn' is located in an established residential cul de sac of older detached houses. The house is set back from the frontage with a large front lawn and a private driveway. The house is of a traditional design, constructed with walls finished in white painted render at ground floor with vertical tile hanging at first floor. The house has been previously extended with various additions. The rooflines on the property are a mix of hipped and half hipped designs with a front facing dormer over a catslide roofline.

The house lies within an Amber Impact Zone for Great Crested Newts.

APPLICATION DETAILS

The proposed plans show the addition of two front gables in place of the existing catslide roof and to create a new front entrance, a gabled side roof addition, an enlarged rear two storey gabled extension, a single storey infill addition and the addition of two first floor Juliette balconies.

The proposed extensions will not alter the ground floor footprint at the front of the house, but the single storey extension will extend at the rear to the depth of the existing rear gable at the rear of the garage, to a maximum depth of 4.5m from the rear wall of the house.

The extensions at the rear will allow the formation of an enlarged open plan kitchen/dining room, taking in the space currently used as a breakfast room. The depth of the integral garage is to be reduced and the rear section altered to form a new playroom. Four pairs of glazed French doors are proposed along the rear elevation of the house to serve the playroom, dining space and reception room.

The single storey extension is shown to be constructed with matching white rendered walls with a tiled crown roof, behind which a flat roof would accommodate an inset flat rooflight to provide light into the open plan space at ground floor.

At first floor level the widened rear gable would provide an enlarged space to an existing first floor bedroom, allowing additional wardrobe storage.

The side hip to gable roof addition will allow the enlargement of the loft space. Internally the space will be lit by the addition of two rear facing rooflights and a glazed gable window in the rear extension.

The submitted second floor plan is annotated to show a loft room for storage/gym/cinema use, and confirms: 'The loft conversion does not create habitable accommodation due to the restricted head height caused by the roof eaves. The space is intended to remain as an open ancillary area, suitable for storage and occasional use only, and not as a bedroom or primary living accommodation. The proposal has been designed to work within the existing roof constraints while maintaining the character and proportions of the roof form.'

The submitted application form and plan details show the use of matching external facing and roofing materials in the additions. The application has been supported by a Design and Access Statement which contains 3D images of the completed works and this is available to view on the planning file. The images show the replacement of the existing white windows with grey, plain glazed windows throughout the house and in the additions.

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:

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 15 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 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
DPN1 - Biodiversity, Geodiversity and nature Recovery
DPN2 - Biodiversity Net Gain

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
- 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.

As the site is located in the built up area of Haywards Heath the development plan in this part of Mid Sussex consists of the District Plan and the Haywards Heath Neighbourhood Plan. Neighbourhood Plan Policies H9 and E9 are relevant.

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.

Design Guide Principle DG51 refers to rear extensions. The guidance states that rear extensions that are not visible from the street and do not negatively impact on neighbouring properties can be expressed in many forms, but should consider the character of the existing building and the relationship to adjacent buildings and gardens.

The proposed extensions will enlarge the ground, first and second floor areas of the property and will update the appearance of the property with contemporary style additions in matching materials. The additions are of a design that will enhance the overall appearance of the host dwelling. The changes to the front elevation will not impact harmfully upon the overall street scene in Birch Avenue, but will change the presence of the house, with the addition of the two gables. It is considered that the additions would not have a harmful impact upon 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 'Laurel Bank', to the west and 'Linden House' to the east. The surrounding area is characterised by well spaced houses.

The house at Laurel Bank is sited forward of Shepherds Barn. This has a blank side elevation and it is set forward of the house and the proposed additions. Linden House is sited some 14 to the east of Shepherds Barn. It is considered that the proposed addition of the side gabled roof form, the front and rear additions and addition of first floor level Juliette balconies will not create significant harm to the

privacy, outlook, daylight and sunlight of the immediate residents, due to the distances and orientation of the neighbouring houses.

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.

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 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 area. 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.

Consequently this application is recommended for approval.

Decision: Permission

Case Officer: Anna Tidey