

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1385	Case Officer:	Peter Davies
Application Type:	Householder Application		
Proposal:	Proposed single storey side extension and new porch.		
Site:	36 Chatfield Road, Cuckfield, Haywards Heath, West Sussex, RH17 5BB, , ,		
Validation Date	15 Jun 2026	Overall Expiry Date:	7 Jul 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	31 Jul 2026
Target Date:	10 Aug 2026	Recommending Officer Signature:	Peter Davies

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/26/1385

**36 Chatfield Road, Cuckfield, Haywards Heath, West Sussex, RH17 5BB, ,
Proposed single storey side extension and new porch.
Miss Rachael Gundry**

REPRESENTATION RECEIVED

None received.

PARISH COUNCIL OBSERVATIONS

No objection.

INTRODUCTION

The application seeks planning permission for a single storey side extension and front porch.

RELEVANT PLANNING HISTORY

No relevant history.

SITE AND SURROUNDINGS

The application property is a detached two storey dwelling located to the northwest of Chatfield Lane and west of Brick Lane, within the built-up area boundary of Cuckfield.

The application property has a hipped roof and is constructed from white painted brick with plain roof tiles and white uPVC fenestration. The dwelling is set back from the highway with off street parking to the front and an attached flat roof garage on the southwest side of the dwelling. The garden of the property is located on the northeast side of the dwelling. The locality is characterised by 2 and 3 storey dwellings of varying scale, form and design.

APPLICATION DETAILS

The application seeks planning permission for the erection of a single storey side extension and front porch. The side extension is to be located on the northeast side of the dwelling and will have a width and depth of approximately 2.65 metres and 7.0 metres. The extension will have a lean-to roof with an eaves height of 2.85 metres and an overall height of 3.65 metres. The extension will have 3 no. rooflights, a window on each end of the extension and 2 no. windows on the side elevation.

The proposed porch is to be located on the south east elevation and will have a width and depth of approximately 2.0 metres. The porch will have a hipped roof with an eaves height of 2.70 metres and an overall height of 3.50 metres.

An existing single storey rear extension currently used as storage is to be demolished and doorway bricked up.

The ground floor window on the north west elevation serving the lounge is to be moved to allow for the insertion of double doors.

A window on the ground floor northeast side is to be replaced with a door.

The materials will be white painted brick with white uPVC fenestration to match the existing dwelling. The agent has confirmed that the porch will have roof tiles to match the existing dwelling with the extension having concrete roof tiles of a similar colour.

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 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.

Cuckfield Neighbourhood Plan (made May 2014)

Relevant policy:

Policy CNP1 - Design of New Development and Conservation.

Policy CNP10 - Building Extensions Within and Outside the Built Up Area Boundary

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 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:

DPS1 - Climate Change

DPS2 - Sustainable Design and Construction

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)

Paragraphs 8, 11, 131 and 135 are considered to be relevant.

National Planning Policy Guidance

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 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 while being sensitive to the countryside as well as addressing the character and scale of the surrounding buildings and landscape. In part the policy requires proposals to be of a high quality design and layout and includes appropriate landscaping and greenspace; and creates a sense of place while addressing the character and scale of the surrounding buildings and landscape.

Policy CNP1 has a similar ethos to policy DP26 and refers to high quality design that reflects the identity of the local context in terms of height, scale, spacing, layout, orientation, design and materials

Policy CNP10 states:

'Building extension will be permitted where it meets the following criteria:

- a) The scale, height and form fit unobtrusively with the existing building and the character of the street scene.*
- b) Spacing between buildings would respect the character of the street scene.*
- c) Gaps which provide views out of the village to surrounding countryside are maintained.*
- d) Materials are compatible with the materials of the existing building.*
- e) The traditional boundary treatment of an area is retained and, where feasible, reinforced and*
- f) The privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.'*

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. 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. 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 would be of a design and form that is considered to be appropriate and in proportion with the existing dwelling. The extension would be visible from the street scene with the roof visible above the boundary fence and the location being to the side of the dwelling. The extension would

be constructed from appropriate materials to match the existing dwelling and would therefore consider that the proposed extension would be appropriate to the character of the area and would not detract from the streetscene.

The proposed porch would be of an appropriate design, scale and form to the character of the existing dwelling. the porch would be visible from the street scene built out of appropriate materials to match the existing dwelling.

The proposal is therefore considered to comply with policy DP26 of the District Plan, Policies CNP 1 and CNP 10 of the Cuckfield Neighbourhood Plan, the relevant Mid Sussex Design Guide Principles and the relevant provisions of the NPPF.

Impact on neighbouring properties

Policy DP26 of the Mid Sussex District Plan seeks to ensure that development '*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 DP29);*'

Policy CNP10 states that proposals should "safeguard" adjoining neighbours amenity whereas policy DP26 of the MSDP states that development 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. There is therefore some conflict between the District Plan and Neighbourhood Plan in this respect. 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.

The proposed extension would be located approximately 4.2 metres from the closest boundary, being the rear boundary with Braithwaite to the north west. The extension is single storey and will have openings at ground floor level facing into the application property garden.

The proposed porch is single storey to the front of the dwelling facing onto the street scene and will therefore not result in significant harm to neighbour amenities.

The other external alterations involve alterations to windows and doors at ground floor level and will therefore not result in significant harm to neighbour amenities.

The proposal is therefore, considered to comply with the above-mentioned part of Policy DP26 of the Mid Sussex 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 considered to be acceptable in terms of design, form and scale to the dwellinghouse and locality and would not cause significant harm to the amenities of neighbouring properties. Therefore, the proposal complies with Mid Sussex District Plan policy DP26, policies CNP1 and CNP10 of the Cuckfield Neighbourhood Plan and with the relevant provisions of the NPPF. The application therefore accords with the Development Plan and is considered acceptable.

Decision: Permission

Case Officer: Peter Davies