

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1529	Case Officer:	Anna Tidey
Application Type:	Householder Application		
Proposal:	Proposed single storey rear extension		
Site:	8 Gatesmead, Haywards Heath, West Sussex, RH16 1SN, , , ,		
Validation Date	18 Jun 2026	Overall Expiry Date:	14 Jul 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	12 Aug 2026
Target Date:	13 Aug 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>Stephen Ashdown</i>	Date:	14 Aug 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1529

**8 Gatesmead, Haywards Heath, West Sussex, RH16 1SN, , ,
Proposed single storey rear extension
Mr And Mrs Zeko**

SUMMARY OF REPRESENTATIONS

None received.

CONSULTATIONS

Flood Risk & Drainage Team: No objection on surface water grounds, recommend the approval of the application, subject to an Informative.

TOWN COUNCIL OBSERVATIONS

Haywards Heath Town Council: No comment.

INTRODUCTION

This application seeks planning permission for works to extend to the rear of a detached house at No 8 Gatesmead, off Birchen Lane, in Haywards Heath.

RELEVANT PLANNING HISTORY

05/01976/FUL. Erection of conservatory to rear. Approved November 2005.

HH/225/98. Single storey extension to rear. Approved October 1998.

HH/207/91. First floor extension to form bathroom and porch to front. Approved November 1991.

SITE AND SURROUNDINGS

No 8 Gatesmead is a 4 bed detached house located on the northern side of Gatesmead in the Built up Area of Haywards Heath.

Gatesmead is an established residential cul de sac of detached houses of mixed designs. The house at No 8 is set back from the road with an open front lawn and a private driveway, sloping down from the road. The house is constructed in brick with plain concrete roof tiles and white UPVC windows.

The house benefits from an attached single flat roofed garage and has been previously extended with front additions including a first floor extension, dormer and a porch on the front elevation, with a glazed conservatory at the rear.

The rear garden is screened on the eastern boundary by a thick 2m high (approx.) Leylandii hedge. Beyond this is the side access path and solid side wall of the house at No 6, which is set back relative to the position of No 8. The western boundary is enclosed by a 2m high close board fence. The next door house at No 10 is sited with the rear wall level with that at No 8.

The rear lawn slopes down from the house to a boundary hedge. A stream which runs along the northern boundary of the garden is subject to flooding, and falls within Flood Risk 2 and 3.

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

APPLICATION DETAILS

The proposed plans show the demolition of the existing 3.8m deep by 3.8m wide (approx.) conservatory, which has a shallow hipped roof, and the addition of a new rear single storey extension, extending over the footprint of the conservatory, and along the full width of the rear elevation of the house and garage.

The proposed single storey extension will extend to a maximum depth of 4.6m by 4m in place of the conservatory and to a depth of 2.2m at the rear of the house. The new extensions will be constructed in brick with parapet walls around flat roofs. A 2m long by 0.9m wide glazed lantern light is proposed over the rear kitchen extension.

The extension will allow a reconfiguration of the living space in the house, to create an enlarged new kitchen, and dining/snug room with removal of internal walls to form an enlarged open plan space at the rear of the house. A 4.5m wide set of glazed aluminium bifold doors will allow access from the house into the rear garden.

In the centre of the house an existing office space is shown to be internally divided by the introduction of a new wall and door to form a smaller work room and a new playroom.

At the back of the current garage a new rear addition will create a new boot/utility room, accessed internally from the snug and externally from the garden via a rear doorway. The partial conversion of the rear part of the garage will leave a 4.2m deep 'store room'. This reduced garage space will be accessed from the front of the house via the existing garage door. The roofline on this addition will extend approx. 0.45m above the flat roof on the existing garage. The application form confirms that the garage roof will be finished in felt and the extension roof in EPDM rubber.

The submitted Block Plan indicates that the current Leylandii hedge that is growing on the eastern boundary up the rear of the garage, which runs in line with the eastern side wall of the garage and the proposed attached extension, will be removed and replaced by a 2m high timber fence.

The submitted plans also show the replacement of the current panelled front door with a new solid contemporary style composite door, with full height glazed sidelight.

The application was supported by a Flood Risk Assessment.

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

DP41 Flood Risk and Drainage

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 is currently at Examination with initial hearings held in February/March 2026. The Council is consulting on Main Modifications which are required to ensure the plan is legally compliant and sound. 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

DPS4 - Flood Risk and Drainage

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
- Flood risk
- Biodiversity Net Gain

Design

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 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 rear extensions will enlarge the ground floor of the property and will update the appearance of the property with contemporary style additions in matching materials. The additions and associated alterations are of a design that will enhance the overall appearance of the host dwelling. The added height to the boot room/utility room addition at the rear of the garage is set back and will have little impact upon the appearance of the house in the overall street scene in Gatesmead.

It is considered that the rear 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 No 6 to the east and No 10 Gatesmead to the west. Houses in Brook Lane to the north of the site are screened by thick boundary hedges. Gatesmead is characterised by well spaced houses.

The house at No 6 is set back relative to No 8 and has a blank side elevation. There is a side access path alongside the boundary hedge, which is on a lower level. Whilst the removal of the boundary hedge and its replacement with a 2m high close board fence will change the appearance of the boundary the proposed new solid fence will maintain the privacy between the houses. Notwithstanding this application this work could be undertaken as permitted development.

The house at No 10 is set level with the rear wall of the existing house at No 8. The replacement of the conservatory with an enlarged solid brick built extension with a flat roof will not create significant harm to the privacy, outlook, daylight and sunlight of the immediate residents, due to the intervening side pathway and solid boundary fence between the 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.

Flood risk

Policy DP41 of the District Plan concerns Flood Risk and Drainage. It states in part:

'Particular attention will be paid to those areas of the District that have experienced flooding in the past and proposals for development should seek to reduce the risk of flooding by achieving a reduction from existing run-off rates.'

The Council's Flood Risk and Drainage Team Engineer has reviewed the submitted Flood Risk Assessment and has raised no objection to the application on surface water grounds. An Informative is recommended, which is attached to this recommendation, for the applicant's consideration at the Building Regulations stage.

Taking into account the above Drainage advice the proposal is considered to accord with the aims of Policy DP41 of the Mid Sussex District Plan and relevant Planning Practice Guidance.

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.

The proposal is considered to accord with the aims of Policy DP41 of the Mid Sussex District Plan and relevant Planning Practice Guidance.

Consequently this application is recommended for approval.

Decision: Permission

Case Officer: Anna Tidey

