

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0514	Case Officer:	Peter Davies
Application Type:	Householder Application		
Proposal:	Proposed single storey rear extension.		
Site:	The Nook, 31 Cobbetts Mead, Haywards Heath, West Sussex, RH16 3TQ, , ,		
Validation Date	26 Feb 2026	Overall Expiry Date:	25 Mar 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	17 Apr 2026
Target Date:	23 Apr 2026	Recommending Officer Signature:	Peter Davies

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	17 Apr 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0514

**The Nook, 31 Cobbetts Mead, Haywards Heath, West Sussex, RH16 3TQ, ,
Proposed single storey rear extension.
Mrs Debbie Thomas**

REPRESENTATION RECEIVED

None received.

SUMMARY OF CONSULTEES

Souther Water: No objection

TOWN COUNCIL OBSERVATIONS

No comment.

INTRODUCTION

The application seeks planning permission for the erection of a single storey rear extension.

RELEVANT PLANNING HISTORY

DM/19/0610 - Proposed single storey rear extension, front portico, garage door and window alterations and pitched roof above existing garage. Amended plans received 25.03.2019 showing revisions to siting of rear extension. Permission.

DM/21/2468 - Single storey rear extension and front portico. New application reducing the width of the rear extension, approved under planning application DM/19/0610. Permission.

SITE AND SURROUNDINGS

No. 31 Cobbetts Mead is a detached 1980s house built in a mock Georgian style with an attached double garage on its western side. The property is constructed from brick with concrete interlocking tiles and white uPVC fenestration. The property lies within a row of similar detached properties and benefits from a large garden to the front and rear with a private access drive situated to the north of the property.

The application property is located within the built-up area boundary of Haywards Heath. Lewes Road conservation area adjoins the southeastern corner of the site.

APPLICATION DETAILS

The application seeks planning permission for the erection of a single storey extension located on the rear (south) of the dwelling. The extension would consist of a larger element to be used as a dining room and a smaller element to the side to link the dining room to the back of the garage. The main extension will have a width and depth of 6.10 metres and 4.60 metres. The extension will have a flat roof with a height of 2.80 metres and a rooflight protruding a further 0.55 metres.

The smaller element of the extension adjoins the east side of the proposed extension and will have a width and depth of 2.50 metres and 1.55 metres and will have a flat roof with a height of 2.50 metres.

The proposed extension will be constructed from brick to match the existing dwelling with a felt roof and white uPVC fenestration.

Amended plans were received to correct an error in the labelling of the elevations.

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 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

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.

Haywards Heath Neighbourhood Plan (made December 2016)

Relevant policies:

E9 - Design

H9 - Building Extensions

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 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:

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
- Other matters
- 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.

A similar ethos is found within policies E9 and H9 of the Haywards Heath Neighbourhood Plan and the principle 49 and 51 of the Mid Sussex Design Guide SPD.

The proposed extensions are considered to be of a design form and scale which would be acceptable to the character of the dwelling and the area. The extension is smaller than previously approved but not implemented DM/19/0610 and DM/21/2468 and will not be visible from the street scene. Additionally, the extension is to be constructed from materials to match the existing dwelling.

The proposal is therefore considered to comply with policy DP26 of the District Plan, policies E9 and H9 of the Haywards Heath Neighbourhood Plan and with the Mid Sussex Design Guide SPD.

Impact on neighbouring properties

Policy H9 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 3.3 metres from the shared boundary of no. 33 Cobbetts Mead to the west marked by close board fencing. The extension will be approximately 2.70 metres from the shared boundary with no. 29 Cobbetts Mead to the east. The extension is single storey

set in from the boundaries of the property, with openings at ground floor level. The proposal will therefore not result in significant harm to neighbour amenity areas.

The proposal is therefore, considered to comply with the above-mentioned part of Policy DP26 of the Mid Sussex District Plan.

Other Matters

Southern Water have provided comments on the proposal and state surface water should not be disposed of into a public foul sewer and that any new connection would require a new sewer connection application to be submitted and approved by Southern Water.

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 E9 and H9 of the Haywards Heath 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