

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0331	Case Officer:	Anna Tidey
Application Type:	Householder Application		
Proposal:	Proposed single storey rear extension and first floor rear extension.		
Site:	35 Blunts Wood Road, Haywards Heath, West Sussex, RH16 1ND, , , ,		
Validation Date	10 Feb 2025	Overall Expiry Date:	6 Jun 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	10 Jun 2025
Target Date:	7 Apr 2025	Recommending Officer Signature:	<i>Anna Tidey</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	11 Jun 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0331

**35 Blunts Wood Road, Haywards Heath, West Sussex, RH16 1ND, , ,
Proposed single storey rear extension and first floor rear extension.
Thorn**

SUMMARY OF REPRESENTATIONS

One representation received, which contains the following points:

- Neighbour living at No 41, has a garden set at a right angle to the site.
- Extension at ground floor brings it close to that garden.
- Use of the garden will cause noise impact for neighbour.
- Concern raised over impact on privacy to gardens at No 41 and 43 from extension and first floor openings.
- Considers a front extension would not impact neighbours.

SUMMARY OF CONSULTEES

Southern Water: No objections.

Naturespace: The proposed development is not considered to be relevant to the District Licensing Scheme in this case and we consider there would be no likely impact on great crested newts or their habitats. I therefore have no comments.

TOWN COUNCIL OBSERVATIONS

Haywards Heath Town Council: No comment.

INTRODUCTION

This application seeks planning permission for single storey and first floor extensions and alterations at a detached house at No 35 Blunts Wood Road in Haywards Heath. The works involve the demolition of an existing pergola structure in the rear garden at the rear of the house, and the addition of a new single storey extension to extend up to the garden boundaries and over part of the rear garden. The proposed works also include the construction of a new first floor extension, the design of which has been amended during the course of determining the application.

RELEVANT PLANNING HISTORY

DM/23/2368. Single storey rear addition. Ridge to main roof raised by 350mm. Solar panels on rear elevation roof slope. Approved November 2023.

DM/23/0674. Loft conversion and single storey rear addition. Withdrawn July 2023.

DM/21/1018. Raising of ridge to form loft conversion. Withdrawn May 2021.

11/00011/FUL. Minor amendments to approved application (09/03548/FUL) comprising external and internal alterations. Proposed new front entrance porch, with railings and doors to balcony. Existing ridge to be raised to side extension to remove dormer. Approved March 2011.

09/03548/FUL. Single storey rear extension to extend existing kitchen/dining room and form new cupboard. Approved December 2009.

05/01480/FUL. Conservatory and first floor bathroom extension. Amended plans received 26.07.05 showing doors installed at first floor level on front elevation in lieu of a window leading onto balcony. Approved September 2005.

02/01869/FUL. Extension and alterations (amended plans received 31.01.03 showing revised front dormer design). Approved March 2003.

SITE AND SURROUNDINGS

No 35 Blunts Wood Road is a 5 bed detached house, located on an established residential road in the Built up Area of Haywards Heath.

The property is located in a row of similarly designed houses. The row of houses have undergone various alterations, but each have a similar character with white rendered walls and pitched roofs set behind high front parapet walls.

The house benefits from a large paved frontage for off road parking for 4 plus cars. The rear garden is accessed via a narrow side pathway.

No 35 has been extended to the side and rear with a two storey wrap around addition and across the remaining rear elevation with a sunroom style extension. A pedestrian access path leads from a large block paved front hard standing area for off road car parking, down the western side elevation of the house to the rear patio garden. A similar pedestrian pathway runs parallel to this at the adjacent house at No 37 Blunts Wood Road.

The rear garden accommodates a wide patio area, which backs onto the garage, house and rear garden of the neighbouring house at No 41 Blunts Wood Road to the south. That house is sited off a cul de sac of houses. To the east is the rear garden of No 33 Blunts Wood Road, which is screened by shrubs growing in the adjacent garden and along the boundary fence.

APPLICATION DETAILS

This application seeks planning permission for the construction of a new single storey rear extension to create an enlarged kitchen space and utility room. This addition will be constructed over an area currently in use as a patio, which is partly enclosed by a timber pergola structure. Associated with the construction of the extension are internal and external works to alter the layout of an existing ground floor workspace/studio room, with the removal of an internal wall to open up the space, and the introduction of enlarged glazing and a new 3.2m wide bifold doors

The proposed addition measures 5.6m deep by a minimum of 4.85m and a maximum of 6m wide. It is shown to be constructed with a part flat roof and a part mono pitched roofline on the western side section, with a minimum height of 2.6m and a maximum height of 3.1m. The extension is to be built up to the southern and western garden boundaries. The existing 0.8m wide side access path will be maintained, extending to a width of 1.25m in front of the proposed ground floor extension, which will allow internal access through, and into, the remaining rear garden space. A 4m wide set of bifold doors will allow access from the extended kitchen space into the 7.5m wide by 5.5m deep patio space.

The proposed new first floor addition will accommodate an enlarged first floor bedroom and hallway. It measures 1.8m in depth by 6.2m wide. The proposed plans show a master bedroom will be formed from an existing extended first floor bedroom, with an associated walk in wardrobe and an ensuite shower room. A 0.5m wide high level window is proposed in the eastern side wall of the existing house to serve the new ensuite shower room. This window matches an existing window at first floor level in this side wall.

The proposed extension will be constructed to the eastern side of an existing single and two storey wrap around addition already in place on the property. The amended plans show an alteration to the eaves height on the proposed addition, lowering it to reflect the existing adjacent dormer eaves height. Other amendments include a reduction in the proposed master bedroom window size, adding matching fenestration, and the introduction of a dummy pitched roof above the addition to reflect the tiled roofs on

the existing house. The proposed first floor windows in the addition measure 1.33m wide by 1.4m high (approx.) for the landing and 1.9m wide by 1.1m high (approx.) for the enlarged bedroom. The side wall of the addition aligns with the eastern side wall of the house.

A supporting drawing has been provided with the amended plans to illustrate the impact of the extension upon daylight received by the neighbouring house at No 33 Blunts Wood Road. The daylight diagram indicates that the proposed first floor extension will not interrupt a 45 degree angle of vision taken from the centre of the adjacent neighbour's nearest first floor bedroom window, or a 45 degree angle up towards the sky.

Externally the proposed extension will be constructed in matching materials to those on the existing house, to include white rendered walls, matching tiles and white upvc windows.

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, the Haywards Heath Neighbourhood Plan and Site Allocations DPD.

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 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 policies deemed relevant to this application.

Neighbourhood Plan

Haywards Heath Neighbourhood Plan -made 15 December 2016.

Relevant policies:

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 the stage 1 hearings were concluded on the 31st October 2024. There are unresolved objections to some of the

Policies in the draft District Plan and as such, 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

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

Policy DP26 of the District Plan seeks to promote well located and designed development, to protect valued characteristics of the built environment for their historical and visual qualities and support sustainable communities and create accessible environments. Policy DP26 states:

'All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

- * is of high quality design and layout and includes appropriate landscaping and greenspace;*
- * contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;*
- * creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- * protects open spaces, trees and gardens that contribute to the character of the area;*
- * protects valued townscapes and the separate identity and character of towns and villages;*
- * 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);*
- * creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- * incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- * positively addresses sustainability considerations in the layout and the building design;*
- * take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;*
- * optimises the potential of the site to accommodate development.'*

Neighbourhood Plan Policies H9 and E9 are relevant, and these state:

Policy H9

'Extensions to existing dwellings will be permitted where it meets the following criteria:

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

Policy E9

'Developers must demonstrate how their proposal will protect and reinforce the local character within the locality of the site. This will include having regard to the following design elements:

- o height, scale, spacing, layout, orientation, design and materials of buildings,*
 - o the scale, design and materials of the development (highways, footways, open space and landscape), and is sympathetic to the setting of any heritage asset,*
 - o respects the natural contours of a site and protects and sensitively incorporates natural features such as trees, hedges and ponds within the site,*
 - o creates safe, accessible and well-connected environments that meet the needs of users,*
 - o Will not result in unacceptable levels of light, noise, air or water pollution,*
 - o Makes best use of the site to accommodate development,*
 - o Car parking is designed and located so that it fits in with the character of the proposed development.*
- Proposals affecting a listed building, conservation area, building of local interest or public park of historic interest or their setting should preserve or enhance their special interest and/or distinctive character.'*

Also relevant in the determination of the application is the design guidance contained in the Mid Sussex Design Guide, which seeks good design in house alterations and extensions.

Principle DG49 states:

'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. Extensions should also normally be designed to be well integrated with the existing scale, form and massing allow the original building to remain the dominant element of the property whether it has one or several additions.

Extensions should typically use simple, uncomplicated building forms to complement and coordinate with the scale, form and massing of the original dwelling. The design approach may benefit from coordinating with the existing pattern of window and door openings as well as employing facing materials to match those of the existing dwelling. Otherwise it should demonstrate the appropriateness of the alternative approach.

Extensions should not result in a significant loss to the private amenity area of the dwelling.

There are two general approaches to extending a property:

- designing in the style of the existing building by closely matching its facing materials, architectural features, window sizes and proportions; and*
- designing in a contemporary style that takes its cues from key aspects of the existing building that might include its underlying form and proportions, facing materials, window design and other specific architectural features. The success of this approach is particularly reliant on high quality facing materials and finishes, and this will normally need to be demonstrated through detailed elevations and section drawings.*

Both approaches can create successful, well designed extensions that can be mutually beneficial to both the house and the wider area. All extensions and alterations should consider their impact on neighbouring properties (refer to Chapter 8 on residential amenity).'

Design Guide Principle DG50 refers to Front and Side extensions and states:

'Front and side extensions are typically visible from the public realm and will be resisted where they have an adverse impact on the street scene or the appearance of a dwelling.'

Front extensions

Front extensions are more likely to be acceptable where the building line is staggered or where the dwelling is set well back from the road. They are less likely to be acceptable in streets with a strong consistent building form as they risk disrupting the underlying order. Where front extensions are considered acceptable, they should normally be limited to a modest single storey or porch-type extension that reflect the character of the existing property.

Side extensions

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. The gaps between dwellings can sometimes positively contribute to articulating (for example, through the consistent rhythm of repeated houses) and adding interest in a street frontage or by providing views / visible connections to the surrounding countryside. Side extensions will therefore 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 and states:

'Rear extensions which are not visible from the street and do not negatively impact on neighbouring properties can be expressed in many forms, including by adopting a contemporary architectural approach. With reference to DG49, they should nevertheless have consideration for the character of the existing building and the relationship of the extension with the side boundaries and adjacent buildings and gardens'.

The proposed rear extensions will further enlarge the host property, which has already been extended at the side and rear. The single storey extension will form a subordinate addition at the back of the house. It is considered that the loss of the direct access path to the rear garden does not provide sufficient grounds to refuse this element of the proposals. The overall footprint of the building will be enlarged, but not by such a significant amount to be out of keeping on the property and within its setting. The useable habitable space will be improved on the ground floor, and the extension largely replaces an existing garden structure. The design and form of the rear addition is acceptable. The position of this addition will not detract from the overall character and appearance of the house in public views from the street.

The proposed first floor addition will be constructed above the extended footprint of the original dwelling. It is subordinate in form to the original dwelling and a 0.4m set back is to be maintained from the footprint of the ground floor. This clearly shows the stages of the additions to the original house over time.

The amended design and scale of the first floor addition is considered acceptable. It will not adversely impact upon the character and appearance of the of the street scene. The rear addition is therefore considered acceptable.

Consequently the appearance of the proposed extension works are considered to accord with Policy DP26 and Policies H9 and E9 of the Haywards Heath Neighbourhood Plan and with the relevant Design Guide principles.

Impact on residential amenities

District Plan Policy DP26 and Neighbourhood Plan Policy H9 are relevant in the determination of this application with regards to the impact of the changes on residential amenities. There is a conflict in the

phrasing of these policies. District Plan Policy DP26 requires 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.'* 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 Nos 33, 37 and 41 Blunts Wood Road, being located to east, west and to the south. All are detached houses, but the relationship of the buildings is close, as the rear gardens have a limited depth.

It is considered that the proposed extensions will not adversely affect the outlook from windows at first floor level sited in the nearby properties. Being single storey in form the ground floor extension will have no significant harm to the privacy, outlook, daylight and sunlight of the immediate residents due to the secluded situation of the rear patio garden, the surrounding garden boundary fences and established vegetation.

A representation has been received from the neighbouring house at No 41. Concern is raised over the impact that the proposed extensions and new first floor openings will create to the privacy of gardens at No 41 and 43 Blunts Wood Road. The existing rear elevation of the house at No 35 has first floor windows serving a landing (which measure 1.05m wide by 2.05m high approx.) and a 1.8m wide by 0.9m high (approx.) window in the bedroom. As a result of the addition, the new windows will be positioned approx. 1.8m further south in the new external wall of the extension, some 6m approx. from the side boundary of the garden at No 41. It is considered that whilst closer to No 41, the repositioning of the windows that serve a bedroom and landing, will not significantly or detrimentally harm the neighbouring privacy and amenities. In terms of the use of the reduced garden space, there are statutory nuisance regulations that would be applicable should the neighbour have a noise complaint.

A planning condition is recommended to require the new first floor window in the side elevation of No 35 for the ensuite is obscure glazed to protect the neighbour's privacy.

The proposal 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 rear extensions, and associated alterations, 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.

It is considered that the new 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