

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2438	Case Officer:	Andrew Watt
Application Type:	Householder Application		
Proposal:	Proposed 1no. storey rear and side extension and 2no. storey rear extension to the existing dwelling to provide of additional living / dining space and an enlarged bedroom at first floor. Resubmission of application: DM/25/0890.		
Site:	22 Haywards Road, Haywards Heath, West Sussex, RH16 4HT, , , ,		
Validation Date	26 Sep 2025	Overall Expiry Date:	21 Oct 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	11 Dec 2025
Target Date:	21 Nov 2025	Recommending Officer Signature:	Andrew Watt

Date Legal Agreement Completed: (if applicable)		No of Representations:	3
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Signed and Agreed By:	Steven King	Date:	11 Dec 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2438

**22 Haywards Road, Haywards Heath, West Sussex, RH16 4HT, , ,
Proposed 1no. storey rear and side extension and 2no. storey rear extension to the existing dwelling to provide of additional living / dining space and an enlarged bedroom at first floor.
Resubmission of application: DM/25/0890.
Mr Robin Aldridge**

SUMMARY OF REPRESENTATIONS

2 letters of comment:

- Areas of concern raised against previous application have been satisfactorily addressed
- Appreciate the considerations of privacy in the updated plans, so a condition is requested to safeguard neighbouring privacy

1 letter of support:

- Overall, very happy with proposed design and choice of materials
- Thoughtfully designed and in keeping with the character of the area
- Concern about flat roof structure, which should not be used as a balcony or outdoor amenity space in future so should be conditioned accordingly

SUMMARY OF CONSULTEES

Southern Water

No objections.

TOWN / PARISH COUNCIL OBSERVATIONS

No comment.

INTRODUCTION

Full planning permission is sought for a proposed single-storey rear and side extension and 2-storey rear extension to the existing dwelling.

RELEVANT PLANNING HISTORY

In February 2023, planning permission was granted for a 35sqm single-storey detached outbuilding, to the rear of existing property's garden (DM/23/0188).

In May 2025, planning permission was refused for a proposed two storey rear and side extension (DM/25/0890). The reason for refusal stated:

'The proposed extension is not considered to be appropriate in either scale or design in relation to the existing property and the street scene, by way of its visibility, lack of subservience, use of zinc cladding, roof form and the scale and proportion of the Juliet balcony. The proposal would not enhance the Area of Townscape Character and overall, it would fail to comply with Policy DP26 of the Mid Sussex District Plan, Policies E10 and H9 of the Neighbourhood Plan and the Mid Sussex Design Guide SPD.'

SITE AND SURROUNDINGS

The site is a 2.5-storey, semi-detached dwelling, which was formerly divided into 2 flats and converted back into 1 house under the Building Regulations in 2001. There is a single-storey, lean-to side extension finished in vertical timber cladding. The property has a long, narrow garden backing onto Victoria Park with a modern outbuilding at the western extent. The site is located within the built-up area of Haywards Heath within an Area of Townscape Character and is otherwise surrounded by residential properties. It is also designated as a Great Crested Newt - Impact Risk Zone (Red).

APPLICATION DETAILS

Full planning permission is sought for a proposed two storey rear and side extension. It follows a refusal of planning permission for a similar scheme and has now been reduced in scale on the first floor.

The ground floor element is virtually the same as previously submitted, with its flank wall projecting a maximum of 3.5m sideways from the rear wing (and 1.5m from the flank wall of the main part of the house) and a maximum depth of 6.4m from the rear wall of the main part of the house (in line with the existing lean-to). The first floor element will be approximately 4.8m in depth as before, but this time, the width has been pulled back so that it is flush with the flank wall of the existing building (whereas previously, it projected 1.5m further sideways).

The roof design is the same (an asymmetrical butterfly style in relation to that of the existing rear wing), so monopitched with greater height towards the flank wall, but reduced at its maximum due to the reduced sideways projection.

Fenestration will be the same as previously on the ground floor (wraparound bi-fold doors on the ground floor and a full height casement window on the side elevation, with a relocated first floor window from the rear to the side (the lower portion fixed and fitted with obscure glazing) and a relocated small window to the existing lean-to. However, at the first floor the previous large rear facing Juliet-balcony has been replaced by a narrower window together with a new window to the side (both floor-to-ceiling height).

Materials will now be facing brickwork throughout (Freshfield Multi) to match existing, stone coping to top the ground floor element (to match existing cills), aluminium window and bi-door frames (RAL 9005). The roof will be slate to match the existing.

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 Mid Sussex District Plan, Site Allocations Development Plan Document (DPD) and the Haywards Heath Neighbourhood Plan.

National policy (which is contained in the National Planning Policy Framework and National Planning Practice Guidance) does not form part of the development plan, but is an important material consideration.

Mid Sussex District Plan (Mar 2018)

The Mid Sussex District Plan 2014-2031 was adopted at Full Council on 28 March 2018.

Relevant policies:

Policy DP26: Character and Design

Policy DP38: Biodiversity

Site Allocations DPD

The SADPD was adopted on 29 June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

There are no relevant policies.

Haywards Heath Neighbourhood Plan (Dec 2016)

Mid Sussex District Council formally 'made' the Haywards Heath Neighbourhood Plan part of the Local Development Plan for the Haywards Heath Neighbourhood Plan area as of 14 December 2016. The policies contained therein carry full weight as part of the Development Plan for planning decisions within the Haywards Heath Neighbourhood Plan area.

Relevant policies:

Policy E10: Areas of Townscape Character

Policy H9: Extensions to Existing Dwellings

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 31 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:

DPN2: Biodiversity Net Gain

DPB1: Character and Design

Mid Sussex Design Guide Supplementary Planning Document (Nov 2020)

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 4 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.

Relevant design principles include:

Principle DG49: General principles for extensions

Principle DG50: Front and side extensions

Principle DG51: Rear extensions

National Planning Policy Framework (NPPF) (Dec 2024)

The National Planning Policy Framework (NPPF) 2024 is also a material consideration and paragraphs 8 (overarching objectives), 11 (presumption in favour of sustainable development), 131 and 135 (design), 187 (conserving and enhancing the natural environment) and 193 (biodiversity and ancient woodland) are considered to be relevant to this application.

ASSESSMENT

Design and visual impact on the character and appearance of the area

Policy DP26 of the Mid Sussex District Plan states (in part):

'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;*
- *protects open spaces, trees and gardens that contribute to the character of the area;*
- *positively addresses sustainability considerations in the layout and the building design;'*

Policy E10 of the Neighbourhood Plan states:

'Policy E10: Development proposals in an Area of Townscape Character will be required to pay particular attention to retaining the special character and to demonstrate how they support and enhance the character of the area in question. Their boundaries are shown on figure 4.'

Policy H9 of the Neighbourhood Plan states:

'Policy H9: Extensions to existing dwellings will be permitted where it meets the following criteria:

The scale, height and form fit unobtrusively with the existing building and the character of the street scene.

Spacing between buildings would respect the character of the street scene.

Gaps which provide views out to surrounding countryside are maintained.

Materials are compatible with the materials of the existing building.

The traditional boundary treatment of an area is retained and, where feasible reinforced.

The privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.'

Chapter 9 of the Mid Sussex Design Guide SPD relates to household extensions. Design Principle DG49 states that extensions should respond to the design of the original dwelling. Principle DG50 relates to front and side extensions and advises that 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. Principle DG51 relates to rear extensions and advises that they should have consideration for the character of the existing building and the relationship with side boundaries and adjacent buildings and gardens.

The existing semi-detached property is Edwardian and contributes positively to the Area of Townscape Character, as designated in the Neighbourhood Plan. It has a traditional double bay sash window (albeit now replaced with UPVC frames) and recessed porch to the front with large chimney and a 2-storey monopitched rear wing and small lean-to off it. A more modern lean-to garage to the side is finished in vertical timber boarding, adjacent to the lean-to garage of no. 24 to the south.

The proposed extension is considered to be appropriate in scale and design in relation to the existing property and the street scene. Whilst the first floor element will be visible from the street scene, due to the width of the plot, there is an existing ground floor garage in between, so the projecting ground floor element will not be visible and the first floor flank will match that of the existing building, so is appropriate. The materials palette is also sympathetic to the existing traditional building and the street scene and the fenestration acceptable too in terms of their proportions - visible from the rear, including Victoria Park. Overall, it is considered that the proposal would enhance the Area of Townscape Character and would comply with Policy DP26 of the Mid Sussex District Plan, Policies E10 and H9 of the Neighbourhood Plan and the Mid Sussex Design Guide SPD.

Impact on neighbouring amenity

Policy DP26 of the Mid Sussex District Plan states (in part):

'All applicants will be required to demonstrate 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)*

Although the Haywards Heath Neighbourhood Plan requires development to safeguard the privacy, daylight, sunlight and outlook of adjoining residents, 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. Paragraph: 084 Reference ID: 41-084-20180222 of the government's Planning Practice Guidance (Revision date: 22 02 2018) states: 'policies in a neighbourhood plan may become out of date, for example if they conflict with policies in a Local Plan that is adopted after the making of the neighbourhood plan. In such cases, the more recent plan policy takes precedence.' As the Mid Sussex District Plan is the most up-to-date Plan, then the correct test to apply in this instance is whether the impact of the development causes significant harm to neighbouring residents.

The main properties affected by the proposal would be nos. 20 to the north (the other half of this pair) and 24 to the south.

Although the first floor element is smaller in size than that of the ground floor, the remainder forms a flat roof area that some neighbouring residents are concerned could be used as a balcony. The application proposal shows 2 full-height windows at first floor level with rooflights on the flat section above ground floor level. Therefore subject to a condition to ensure that this flat roofed section can only be accessed for maintenance purposes and not used as a balcony or terrace, this would ensure that direct overlooking back to neighbouring properties would not be possible.

The repositioned first floor window is shown as serving an existing bedroom, albeit with the lower portion fixed and fitted with obscure glazing. There is an existing window facing the site from no. 24, and based on the approved plans for permission ref: 12/01374/FUL, it appears that this window is a secondary window that serves a bedroom but appears to be obscure glazed. There will be a degree of obliqueness between the two windows and given the nature of the existing window and the mitigation proposed for the new window (which can be controlled by condition), it is not considered that the proposal would result in a mutual loss of privacy. Similarly the new side window will serve a bathroom, so can be controlled by condition ensuring that it is obscure glazed and non-openable.

Accordingly, the scheme would comply with 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.

Other matters

The site is located within a designated Great Crested Newt - Impact Risk Zone (Red). However, having regard to the nature of the application, it is unlikely to have an impact on newts and accordingly there would be no conflict with biodiversity legislation, policy and guidance.

PLANNING BALANCE AND CONCLUSION

The proposed extension is considered to be appropriate in scale and design in relation to the existing property and the street scene and would not cause significant detriment to surrounding residents, subject to safeguarding conditions. There would be no harm to biodiversity. Accordingly it is considered that the proposed development would comply with Policies DP26 and DP38 of the Mid Sussex District Plan, Policies E10 and H9 of the Haywards Heath Neighbourhood Plan, the Mid Sussex Design Guide SPD and the NPPF and is therefore considered acceptable.

Decision: Permission

Case Officer: Andrew Watt