

Delegated Decision

Sign off Sheet

Ref. No:	DM/24/2790	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Proposed garage conversion and internal alterations		
Site:	14 Buckeridge Way, Haywards Heath, West Sussex, RH16 4XQ, , , ,		
Validation Date	20 Nov 2024	Overall Expiry Date:	17 Dec 2024
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	13 Jan 2025
Target Date:	15 Jan 2025	Recommending Officer Signature:	<i>Catherine Cardin</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	13 Jan 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/24/2790

**14 Buckeridge Way, Haywards Heath, West Sussex, RH16 4XQ, , ,
Proposed garage conversion and internal alterations
Mr C Bradley**

SUMMARY OF REPRESENTATIONS

There were no letters of representation received in response to the current application.

SUMMARY OF CONSULTEES

None received.

TOWN COUNCIL OBSERVATIONS

No comments received.

INTRODUCTION

The application seeks planning permission for a garage conversion.

RELEVANT PLANNING HISTORY

12/00535/OUT- Construction of part of stage 5 of Haywards Heath relief road; formation of roundabout; residential development comprising 96 dwellings with associated garaging, car parking, open space and landscaping. additional ecological and highways information received, along with revised indicative drawings. Permission.

13/00656/OUT- Outline application for residential development comprising of 101 dwellings with associated garaging, car parking, open space, landscaping and access roads. (Phase 2 following permission 12/00535/OUT for phase 1). Permission.

DM/16/1312- Outline Application for residential development comprising 134 dwellings with associated garaging, car parking, open space, landscaping and access roads (phase 2 to permission ref:12/00535/OUT for phase 1). Permission.

DM/16/2180 - Reserved Matters application for the approval of the appearance, landscaping, layout and scale of the proposed development of 134 dwellings and associated works on the land at Rocky Lane following outline application DM/16/1312. Permission.

DM/18/3472 - Reserved Matters Application for the approval of the appearance and landscaping, relating to Outline Planning Application DM/16/1312. Permission.

SITE AND SURROUNDINGS

14 Buckeridge Way is a two and a half storey, semi-detached dwelling. It is constructed of red brick, with a plain tile roof and white uPVC windows. The dwelling has a pitched roof, integral garage, to the side that also contains first floor accommodation.

The application site is situated in the built-up area of Haywards Heath as defined in the District and Neighbourhood Plan. Neighbouring properties are located to the east, west and south. The dwelling is set back from the highway by a garden and also benefits from off-road parking to the front. The application site slopes gently towards the south.

APPLICATION DETAILS

Planning permission is sought to convert an integral garage to enable the ground floor accommodation to be re-configured. The garage conversion is to contain the kitchen and dining room. The garage door is located on the front elevation. It is proposed to replace the garage door with a window and to install a window, in lieu of a door, on the rear elevation.

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:

DP21 - Transport

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.

Neighbourhood Plan

Haywards Heath Neighbourhood Plan (made 2016)

Relevant policies:

Policy H9 - Extensions of Dwellings in Built-Up Areas

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 the majority of 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

DPB1 - Character and Design

DPT4 - Parking and Electric Vehicle Charging Infrastructure

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.

WSCC Guidance on Parking at New Developments - September 2020

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 and Character
- Impact on Neighbouring Properties
- Parking provision
- Biodiversity Net Gain

Design and Character

Policy DP26 of the Mid Sussex District Plan 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:

- o is of high quality design and layout and includes appropriate landscaping and greenspace;*
- o 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;*
- o creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- o protects open spaces, trees and gardens that contribute to the character of the area;*
- o protects valued townscapes and the separate identity and character of towns and villages;*
- o 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);*
- o creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- o incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- o positively addresses sustainability considerations in the layout and the building design; o 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;*
- o optimises the potential of the site to accommodate development.'*

A similar ethos is found in Policy H9 of the Haywards Heath Neighbourhood Plan which states that:

'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.'*

The Mid Sussex Design Guide SPD also provides advice for extensions to dwellings. Principle DG49 states that:

'Extensions should respond to the design of the original dwelling and applicants 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 allowing the original building to remain the dominant element of the property whether it has one or several additions'.

The application site is situated within a recently constructed housing development. As such, houses within the area remain relatively unaltered and there are no visible extensions. In terms of design, it is considered that the proposed windows are consistent with the character of the existing dwelling. Furthermore, as the garage is set back from the frontage of the dwelling, it is considered that the proposal would not appear significantly harmful to the streetscene.

The works would not have a harmful impact on the character of the area, or the dwelling and therefore the proposal is considered to comply with policy DP26 of the Mid Sussex District Plan and policy H9 of the Haywards Heath Neighbourhood Plan.

Impact on Neighbouring Properties

In terms of impact on neighbouring amenities, Policy DP26 of the District Plan states proposals 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'*. Policy H9 in the Neighbourhood Plan refers to *'The privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.'* As such there is some conflict between the two policies.

Under section 38(5) of the Planning and Compulsory Purchase Act 2004 if a policy contained in a development plan for an area conflict 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 District Plan is considered to take precedence and therefore the test in this instance is whether the development causes significant harm to the amenities of existing nearby residents.

No extensions are proposed and, as such, there would not be any loss of light or outlook to neighbouring properties. Regarding the neighbour at 5 The Holt, to the south of the application site, the development would be some 20 metres away and so would not be considered to cause any significant overlooking concerns caused by the proposed rear window. Regarding the neighbour at 11 Buckeridge Way, the proposed window would be some 14 metres away and so it is not considered that this would create any significant mutual overlooking concerns. Given the domestic nature of the proposed development it is considered that there would not be any significant harm in terms of noise, air or light pollution.

The proposal thereby complies with policy DP26 of the District Plan.

Parking provision

Policy DP21 of the District Plan states that to meet the objectives of the West Sussex Transport Plan 2011- 2026, decisions on development proposals will take account of whether: *'the scheme provides adequate car parking for the proposed development taking into account the accessibility of the development, the type, mix and use of the development and the availability and opportunities for public transport; and with the relevant Neighbourhood Plan where applicable;.*

It is noted that the proposal would result in the loss of one parking space associated with the dwelling. West Sussex County Council Parking Standards Guidance (2020) outlines the County Council's approach to parking at new developments to ensure that sufficient parking is provided to meet the needs of the development while maintaining highway network operations, protecting surrounding communities and pursuing opportunities to encourage use of sustainable modes of transport. It has been confirmed that the property currently has three bedrooms. West Sussex County Council Parking Standards Guidance (2020) outlines that for a 3-bedroom dwelling in this location that 2 parking spaces should be

provided. There is an external parking space in front of the garage to accommodate two cars, which would remain. In addition, there are no restrictions on the surrounding roads that would prevent on road parking and the proposal would not result in the creation of any new bedrooms, which would increase parking demand. It is therefore considered that, in this instance, the proposal would be acceptable in terms of highways impact.

Therefore, the proposal is deemed to comply with policy DP21 of the Mid Sussex District Plan and the WSCC Parking Standards 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

In conclusion, the proposal is appropriate in terms of design and will not negatively impact on the host dwelling nor its immediate setting and will not harm neighbouring amenities.

In conclusion, the proposal would accord with the requirements of policies DP21 and DP26 of the Mid Sussex District Plan and policy H9 of the Haywards Heath Neighbourhood Plan. The proposed development is therefore considered acceptable.

Decision: Permission

Case Officer: Catherine Cardin