

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1163	Case Officer:	Peter Davies
Application Type:	Householder Application		
Proposal:	Single storey side extension.		
Site:	21 Sheppeys, Haywards Heath, West Sussex, RH16 4NP, , , ,		
Validation Date	13 May 2026	Overall Expiry Date:	3 Jul 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	14 Jul 2026
Target Date:	8 Jul 2026	Recommending Officer Signature:	<i>Peter Davies</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	15 Jul 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1163

**21 Sheppeys, Haywards Heath, West Sussex, RH16 4NP, , ,
Single storey side extension.
Mr Bremner**

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 side extension.

RELEVANT PLANNING HISTORY

CD/034/75 - Car port. Permission

SITE AND SURROUNDINGS

The application property is a semi-detached two storey dwelling located on the east side of Sheppeys, within the built-up area boundary of Haywards Heath.

The application property has a pitched roof and is constructed from brick with hanging tile, interlocking roof tiles and white uPVC fenestration. The dwelling is set back from the highway at an angle with off street parking to the front and soft landscaping. The locality is characterised by semi-detached dwellings of brick construction with some varying design.

APPLICATION DETAILS

The application seeks planning permission for the erection of a single storey extension located on the west side of the dwelling. The extension would have a width and depth of 5.625 metres and 6.564 metres. The extension would have a hipped roof with an eaves height of 3.15 metres and an overall height of 4.20 metres. The extension would consist of a habitable room, ground floor toilet and a single bay garage.

The window at first floor level is to be reduced in size to allow for the construction of the roof of the extension.

Amended plans were received to change the originally proposed flat roof to a hipped roof.

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.

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

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.

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
- Impact on Parking Provision
- 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 50 of the Mid Sussex Design Guide SPD.

The proposed extension is large in scale, however it is of an acceptable design and form to the character of the dwelling and the area. The extension is subservient to the main dwelling and set back from front of the house. The extension would be visible from the street scene, however it 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 is single storey and would be located up to the shared boundary with no. 19 Sheppeys to the north marked by close board fencing. The extension has a hipped roof reducing the height of the extension closest to the shared boundary and will have openings at ground floor level facing the close board fence and into the application property garden as well as the street scene at the front. The proposal would therefore not cause significant harm in terms of neighbour amenities.

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

Impact on parking provision

Policy DP21 in part states:

'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;'

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.

The property currently has 3 bedrooms with multiple spaces on the driveway.

West Sussex County Council Parking Standards Guidance (2020) outlines that for a 3-bedroom dwelling in this location that 1.7 parking spaces should be provided. The property would maintain at least 1 space on the driveway and have a space in the garage to be created. In addition, there are no restrictions on the surrounding roads that would prevent on road parking. 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.

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 policies DP21 and 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