

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1631	Case Officer:	Anna Tidey
Application Type:	Householder Application		
Proposal:	Demolition of rear conservatory, erection of single storey extension with flat roof and associated internal alterations, ground floor alterations to windows and doors to side of outrigger, new patio and landscaping works adjacent to outrigger.		
Site:	Stonecroft, Broad Street, Cuckfield, Haywards Heath, West Sussex, RH17 5DY, ,		
Validation Date	2 Jul 2026	Overall Expiry Date:	30 Jul 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	19 Aug 2026
Target Date:	27 Aug 2026	Recommending Officer Signature:	<i>Anna Tidey</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	20 Aug 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1631

**Stonecroft, Broad Street, Cuckfield, Haywards Heath, West Sussex, RH17 5DY,
Demolition of rear conservatory, erection of single storey extension with flat roof and associated
internal alterations, ground floor alterations to windows and doors to side of outrigger, new patio
and landscaping works adjacent to outrigger.
Jack And Laura Emerson**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

None.

PARISH COUNCIL OBSERVATIONS

Cuckfield Parish Council: No objection.

INTRODUCTION

This application seeks planning permission for the demolition of a rear conservatory and the construction of a new single storey rear extension to replace it, alterations to the windows and doors on the side elevation at the rear and landscaping works, including a new patio at a semi-detached residential house at Stonecroft on Broad Street in Cuckfield.

RELEVANT PLANNING HISTORY

CU/104/88. Change of use - part of property to be used for bed and breakfast. Approved January 1989.
CU/077/88. Bed and Breakfast sign board on existing house name pole sign. Approved January 1989.

SITE AND SURROUNDINGS

Stonecroft is a large semi detached house located on the eastern side of Broad Street, on the southern approach into Cuckfield. The house benefits from a large gravelled frontage, an attached double garage and a long rear garden.

The house has two storeys and a basement cellar at the rear. A gabled two storey projection at the back of the house extends over the mutual boundary, and is mirrored on the attached house at Ivybank. At the end of this part of the property there is an existing UPVC conservatory, with a shallow hipped roof. There is internal access from the kitchen into this glazed addition, and external doors allow stepped access down from the higher floor level into the side garden area.

The house is located within the Built up area of Cuckfield and within an Amber Impact Zone for Great Crested Newts.

APPLICATION DETAILS

This application seeks planning permission for a proposed single storey rear extension to replace the current conservatory. A new flat roofed extension is shown on the proposed plans with externally rendered parapet walls, and a glazed lantern light set within the flat roof. The extension would have a rear facing window and a pair of glazed French doors in the side elevation with new steps for access into

a reconfigured and open plan kitchen/dining. The internal entrance from the kitchen will be enlarged by the removal of a section of the rear wall, and the insertion of a supporting internal beam.

An existing hallway leading to a side doorway would be altered to accommodate a new toilet with an external window replacing the doorway. A separate utility room and larder would be formed off a new corridor serving the new kitchen from the entrance hallway.

Other associated external alterations include the removal of a small side window and provision of a second set of glazed French doors to serve the kitchen. A further existing window is shown to be reduced in size and repositioned to serve the new utility room. The new doors and fenestration are annotated on the submitted plans to have white traditional frames/detailing to match the existing.

Associated with the changes to the internal and external areas at the rear of the house are new landscaping works at the rear of the garage and next to the rear projection. The Proposed Ground Floor Plan indicates the external changes which include new drainage runs from the kitchen and toilet to existing manholes located in the area. New levelled external seating areas are shown to be provided with a 0.5m high retaining wall and steps to the lower garden at the rear of the house.

The application was accompanied by a Design & Access Statement which explains the proposed works and includes photographs of the existing property. This is saved for reference on the planning application file.

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 Cuckfield 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
DP38 Biodiversity

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

Cuckfield Neighbourhood Plan, made 2014.

Policy CNP 1 Design of New Development and Conservation
Policy CNP 4 Protect and Enhance Biodiversity
Policy CNP 10 Building Extensions Within and Outside the Built Up Area Boundary

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 is currently at Examination with initial hearings held in February/March 2026. The Council is consulting on Main Modifications which are required to ensure the plan is legally compliant and sound. 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:

DPS2 Sustainable Design and Construction
DPN1 Biodiversity, Geodiversity and Nature Recovery
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) (August 2026)

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

The new NPPF emphasises the importance of good design with DP3 referring to Key Principles for well designed places. At point 1 this states that 'Development proposals should respond to their context and integrate with and enhance their surroundings'. At point 2 in order to create well-designed places development proposals should reflect principles (a-g), ie : Liveability, Climate, Nature, Movement, Built Form, Public Space and Identity.

Policy DP26 of the District Plan requires all proposals to be well designed and to reflect the distinctive character of the towns and villages as well as addressing the character and scale of the surrounding buildings and landscape.

The Council's adopted Design Guide is a material consideration in the determination of the application. Chapter 9 of the Design Guide relates to household extensions. Design Principle DG49 states that 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.

Design Guide Principle DG51 refers to rear extensions. These should have consideration for the character of the existing building and the relationship of the extension with the side boundaries and adjacent buildings and gardens.

Policy CNP 10 of the Cuckfield Neighbourhood Plan refers to building extension works. This states that extensions will be permitted where the scale, height and form fit unobtrusively with the existing building and the character of the street scene, and where spacing between buildings would respect the character of the street scene and where materials are compatible with the materials of the existing building and the privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.

The proposed extension will replace an existing single storey conservatory addition at the rear of the house on a similar footprint. The associated internal and external alterations will modernise the internal living space to create open living space for a kitchen/dining room at the rear of the house, with improved access into the remodelled side garden space.

The proposed extension will be subordinate in form to the original dwelling. The proposed works will not alter the public views of the house, being to the rear.

The submitted plans are annotated with details of the proposed materials and finishes for the extension and the new external doors and windows. These materials and finishes will match the existing property and can be secured by an appropriately worded planning condition.

The proposed extension is acceptable in design terms and will accord with District Plan Policy DP26, the aims of Policies CNP 1 and CNP 10 of the Cuckfield Neighbourhood Plan and the relevant Mid Sussex Design Guide Principles and the relevant provisions of the NPPF and can be supported.

Impact on residential amenities

In assessing the potential impact of the proposed works upon the neighbouring amenities consideration needs to be given to District Plan Policy DP26. Policy DP26 requires that '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 the new dwellings.'

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 the attached house to the south at Ivybank and No 2 Hatchgate Villa to the north of the site.

The proposed single storey rear extension will be constructed close to the mutual boundary line and will have a solid side wall, similar in scale to that of the existing conservatory. The other alterations and external landscaping will not cause an unacceptable effect upon neighbouring residential amenities.

Given the siting of the property, and its relationship to the neighbouring dwellings, it is considered that the proposed extension and related alterations would not adversely affect the immediate neighbours. The relationship and distance of the extension to the other neighbouring houses would not create an unacceptable effect upon neighbouring residential amenities and as such the proposal is considered acceptable.

The proposal is therefore considered to accord with the requirements of District Plan Policy DP26, the aims of Policies CNP 1 and CNP 10 of the Cuckfield Neighbourhood Plan and the Design Guide Principles in respect of neighbouring amenities.

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 single storey extension will replace a similar subordinate addition. The associated door and window alterations will be inkeeping in design terms with the existing dwelling. The proposal would accord with the design aims of District Plan Policy DP26 and Policies CNP1 and CNP10 of the Cuckfield Neighbourhood Plan and the Design Guide.

The impact of the proposed works upon the amenities of the neighbouring residents has been considered. The proposal would not cause harm to the amenities of the neighbouring residents, or impact adversely upon their living conditions. The proposal is therefore considered to accord with the requirements of District Plan Policy DP26, the aims of Policies CNP1 and CNP10 of the Cuckfield Neighbourhood Plan and the Design Guide Principles in respect of neighbouring amenities.

Consequently, this application is recommended for approval.

Decision: Permission

Case Officer: Anna Tidey