

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0825	Case Officer:	Rachel Richardson
Application Type:	Householder Application		
Proposal:	Proposed demolition of the existing single-storey garage and its replacement with a single-storey rear extension to south-west facing elevation including internal alterations and associated hard and soft landscaping to both the front and rear gardens.		
Site:	Cheriton House, Broad Street, Cuckfield, Haywards Heath, West Sussex, RH17 5DX, ,		
Validation Date	30 Mar 2026	Overall Expiry Date:	22 Apr 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	8 Jun 2026
Target Date:	25 May 2026	Recommending Officer Signature:	<i>Rachel Richardson</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	8 Jun 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0825

**Cheriton House, Broad Street, Cuckfield, Haywards Heath, West Sussex, RH17 5DX,
Proposed demolition of the existing single-storey garage and its replacement with a single-storey rear extension to south-west facing elevation including internal alterations and associated hard and soft landscaping to both the front and rear gardens.
Mr Piers Harrison**

SUMMARY OF REPRESENTATIONS

None.

SUMMARY OF CONSULTEES

Southern Water: No objection.

TOWN/PARISH COUNCIL OBSERVATIONS

No objection.

INTRODUCTION

Permission is sought for a single storey extension adjoining the southern side elevation of the rear extension. The description also includes landscaping to the rear and front gardens.

RELEVANT PLANNING HISTORY

DM/19/4117 Loft conversion including the addition of two rear dormers and three front rooflights.
Permission 03.01.2020

10/02265/FUL Demolition of an existing single-storey rear extension and erection of a new single-storey / part two-storey rear extension. Permission 16.09.2010

10/01521/FUL Demolition of existing single-storey rear extension and construction of a new single-storey rear extension. Permission 01.07.2010

SITE AND SURROUNDINGS

Cheriton House is an early 20th century, two-storey, detached dwelling located on Broad Street in Cuckfield. The property occupies a generous plot within a predominantly residential area characterised by attractive period properties. The house is constructed using traditional materials, including brick elevations beneath pitched tiled roofs, with areas of hanging tile to the rear dormers. An existing modern extension is located to the rear of the property.

The property sits in an elevated position to Broad Street. There is a 2m hedgerow planted along the southern boundary.

For the purposes of planning policy, the site lies within the built-up area boundary as defined in the District Plan (DP).

APPLICATION DETAILS

The proposed extension would be built on the same building line as the rear elevation of the single storey rear extension and extend to the side by around 7m. It would have a depth of about 5.5m but this

steps in by about 0.6m within 1.7m of the original side elevation of the main house. The roof profile of the existing rear extension would continue across and over the proposed extension leading to a fully hipped roof.

Proposed materials are traditional and will match or complement the existing house, including:

- o Facing brickwork to match existing
- o Clay or concrete roof tiles to match existing
- o UPVC windows and doors in white to match existing

The proposals also include minor alterations to the associated hard and soft landscaping to both the front and rear gardens. These works comprise of the formation of new landscaped bed in front of the new extension, new steps to the rear garden and minor amendments to the low retaining walls and associated rear terrace. The hard landscaping will be amended to the rear to improve circulation around the perimeter of the dwelling.

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 Cuckfield 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:

DP26 - Character and Design
DP39 - Sustainable Design and Construction

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

The Cuckfield Neighbourhood Plan was made on 1st October 2014.

Relevant policies:

CNP1 - Design of New Development and Conservation
CNP10 - 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 (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:

DPS2 - Sustainable Design and Construction

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

Character and Appearance

Policy DP26 of the District Plan states in part that:

'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;*
- *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'*

DP39 seeks to improve the sustainability of development by minimising energy use through design and layout and maximising efficient use of resources.

Policy CNP1 has a similar ethos to policy DP26 and refers to high quality design that reflects the identity of the local context in terms of height, scale, spacing, layout, orientation, design and materials.

Policy CNP10 states:

'Building extension will be permitted where it meets the following criteria:

- a) *The scale, height and form fit unobtrusively with the existing building and the character of the street scene.*
- b) *Spacing between buildings would respect the character of the street scene.*
- c) *Gaps which provide views out of the village to surrounding countryside are maintained.*
- d) *Materials are compatible with the materials of the existing building.*
- e) *The traditional boundary treatment of an area is retained and, where feasible, reinforced and*

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

MSDG Principles DG49 (General Principles) 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.'*

DG50 (front and side extensions) states that: *'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.'*

DG51 (rear extensions) not visible from the street and do not negatively impact on neighbouring properties can be expressed in many forms but 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.

The proposed extension is to the side and rear of the original dwelling and would be where the existing garage is. It is single storey in height and set well back and is therefore subservient in character. It has been designed sympathetically to be in keeping with the style of the existing property including a pitched roof and materials to match.

At section 10 of the design and access statement submitted with the application, it refers to sustainability. The extension will adopt a "fabric first" strategy, prioritising high-performance building materials and construction methods to reduce energy demand, including:

- o Enhanced insulation to walls, roof and floor exceeding current Building Regulations requirements
- o High-performance double or triple-glazed windows and doors
- o Improved airtightness standards
- o Minimisation of thermal bridging through careful detailing

It also comments on sustainable materials and water efficiency, stating that where practicable these concepts will be incorporated within the proposed development.

Therefore, in terms of design and character, the proposed extension is considered to be compliant with the above mentioned relevant policies.

The proposed internal alterations and landscaping proposals do not need planning permission and so the details do not need to be addressed against policy criteria.

Residential Amenity

District Plan Policy DP26 and Neighbourhood Plan Policy CNP10 are relevant in the determination of this application with regards to the impact of the changes on the residential amenities of the neighbouring residents. There is a conflict in the phrasing of these policies. 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 contrast Policy CNP10 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.

Section 8 of the Design Guide refers to Residential Amenity.

The proposed extension is a single storey extension which would be further away from the southern boundary than the garage currently is sited. There is also mature boundary vegetation in situ.

It is not considered that the proposed extension would result in significant harm for the occupants of the nearest property situated to the south.

As such the proposed extension is policy compliant in this respect.

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

Overall, and for the reasons given above, the proposed development is considered to be acceptable and is compliant with relevant policy criteria and national policy contained within the NPPF. As such, it is recommended that permission be granted.

Decision: Permission

Case Officer: Rachel Richardson