

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/3206	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Demolition of existing garage/shed, and construction of extension to the rear of the property.		
Site:	Oakmead, Broad Street, Cuckfield, Haywards Heath, West Sussex, RH17 5DX, ,		
Validation Date	17 Dec 2025	Overall Expiry Date:	23 Feb 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	24 Feb 2026
Target Date:	11 Feb 2026	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>Stephen Ashdown</i>	Date:	26 Feb 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/3206

**Oakmead, Broad Street, Cuckfield, Haywards Heath, West Sussex, RH17 5DX,
Demolition of existing garage/shed, and construction of extension to the rear of the property.
Ms Alyona Smith**

SUMMARY OF REPRESENTATIONS

No representations have been received in response to this application.

SUMMARY OF CONSULTEES

MSDC Tree Officer

No objection.

PARISH COUNCIL OBSERVATIONS

No objection.

INTRODUCTION

Planning permission is sought to demolish the existing garage and shed and construct a new single storey rear extension.

RELEVANT PLANNING HISTORY

CU/023/88 - Erection of single demountable garage. Permission.
DM/21/2303- Demolition of existing garage and shed. Construction of new garage, gym and WC linked to main house. Permission.

SITE AND SURROUNDINGS

Oakmead is a semi-detached, two storey, period dwelling. It is constructed of red brick, with yellow brick detailing, a pantile roof and sash windows. The dwelling is characterised by a bay window that covers the ground floor and first floor. It has also benefitted from a dormer window to the rear and a detached garage, set back, to the side.

The site is located within the built-up area of Cuckfield. Neighbouring dwellings are situated to the north and south, whilst Warden Park School is to the west, and the public highway is to the east. The dwelling is set back from the road, by an area of hardstanding, and is situated on a higher land level.

APPLICATION DETAILS

Planning permission is sought to replace an existing garage and shed with a garage, gym and W.C. that would connect to the main house. The replacement outbuilding would house the garage and gym, whilst the link would contain the W.C.

The proposed replacement outbuilding section would have an overall depth of some 10.4 metres and a maximum width of some 4.1 metres. This would have a pitched roof with a height to the ridge of some 3.6 metres and a height to the eaves of some 2.3 metres. It is proposed to install a new garage door on the front (eastern) elevation and to install two timber doors and three timber windows on the side (southern) elevation. This would be finished with roof tiles to match the existing and oak timber cladding.

The smaller section would measure some 2.9 metres in depth and some 1.7 metres in width. This would have a lean-to roof with a maximum height of some 3.7 metres and a height to the eaves of some 2.7 metres.

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

DP37 - Trees, Woodland and Hedgerows

Site Allocations DPD

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

Relevant policies:

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 the stage 1 hearings were concluded on the 31st 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:

DPS2 - Sustainable Design and Construction

DPB1 - Character and Design

DPN4 - Trees, Woodland and Hedgerows

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

It is considered that the main issues that need to be considered in the determination of this application are as follows;

- Character and Design
- Neighbouring amenities
- Impact to Trees
- Biodiversity Net Gain

Character and Design

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.

The ethos of this policy is echoed in policy CNP1 of Cuckfield Neighbourhood Plan.

Cuckfield Neighbourhood Plan 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'.*

In addition, the Council's Design Guide SPD is a material planning consideration with design principles DG49, DG50 and DG51 deemed relevant to this application.

Principle DG49 states in part that *'extensions should typically use simple, uncomplicated building forms to complement and coordinate with the scale, form and massing of the original dwelling.'*

DG50 relates to side extensions and states in part 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.'*

DG51 relates to rear extensions and states that:

'Rear extensions which are not visible from the street and do not negatively impact on neighbouring properties can be expressed in many forms, including by adopting a contemporary architectural approach. With reference to DG49, they should nevertheless 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 single storey side extension would replace an existing garage and shed, and would connect to the main house. The proposed addition would be set back from the front of the house and, whilst deep, due to its single storey nature and pitched roof design, would appear subordinate from public vantage points. Given that the addition would replace an existing single storey outbuilding, it is considered that it would not fill in an important space within the streetscene. In terms of design, the proposed extension would reflect the appearance of the existing building and the use of materials to match would provide a consistent finish. A similar scheme was considered acceptable under DM/21/2303. It is therefore considered that the proposed extension would be acceptable in design terms.

The proposal is therefore considered to address the character of the existing dwelling and the surrounding buildings and area. As such the proposal is deemed to comply with the above part of policy DP26 of the District Plan, Policies CNP1 and CNP10 of the Cuckfield Neighbourhood Plan, principles DG49, DG50 and DG51 of the Mid Sussex Design Guide SPD and the relevant paragraphs of the NPPF.

Impact on Neighbouring amenities

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'*.

To the southern side is Hillbank. Whilst the proposed extension is to be some 4.6 metres longer than the existing garage, this is to be split in depth to the front and rear of the existing outbuilding. It is acknowledged that Hillbank has a window facing the application property, in front of the existing garage. This window, however, appears to relate to a porch area, that is also glazed to the front and rear. As such it is considered that there would not be significant harm in terms of loss of light or outlook to this area through the proposed development.

With regards to the enlargement to the rear, this neighbour has a single storey extension to the rear along the shared boundary. There is, however, an established boundary fence between the two properties and a mature cherry tree is situated in close proximity to the patio doors of Hillbank's rear projection. Furthermore the pitched roof design would slope away from this neighbour and their garden is west facing. Overall, whilst there would be some impact to the light and outlook to this rear window, it is considered that the level of harm would not be significant enough to warrant the refusal of this application.

No windows are proposed that would result in any direct overlooking and, due to the residential nature of the proposed development, it is considered that there would not be an adverse impact in terms of noise, air or light pollution.

Impact to Trees

Policy DP37 of the District Plan states in part that the *'District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected.'*

There is one tree in proximity to the proposed development. The MSDC Tree Officer was consulted on the application and has not raised any objection. The proposal is therefore deemed to comply with the above part of DP37 and is therefore considered acceptable.

Other matters

The comments made by Southern Water are noted and informatives can be placed on any permission to draw the applicant's attention to these requirements.

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 would accord with the requirements of policy DP26 and DP37 of the Mid Sussex District Plan, policies CNP1 and CNP10 of the Cuckfield Neighbourhood Plan and is therefore considered acceptable.

Decision: Permission

Case Officer: Catherine Cardin