

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2744	Case Officer:	Tracie Axford
Application Type:	Householder Application		
Proposal:	First floor side extension		
Site:	Thickets, Deaks Lane, Ansty, Haywards Heath, West Sussex, RH17 5AS, ,		
Validation Date	24 Oct 2025	Overall Expiry Date:	23 Jan 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	11 Feb 2026
Target Date:	19 Dec 2025	Recommending Officer Signature:	<i>Tracie Axford</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	2
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	12 Feb 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2744

**Thickets, Deaks Lane, Ansty, Haywards Heath, West Sussex, RH17 5AS,
First floor side extension
Mr Mark Harrowell**

SUMMARY OF REPRESENTATIONS

Two representation letters were received, one of support stating that the proposal would add symmetry to the pair of cottages, and another which objects to the proposal due to the use of cladding which they considered out of keeping.

SUMMARY OF CONSULTEES

The original application included the conversion of the loft. A bat survey was submitted in relation to this element of the proposal, however the loft conversion element has since been removed from the application.

Ecology raised no objection to the proposal, however they recommended the a number of conditions.

ANSTY AND STAPLEFIELD PARISH COUNCIL OBSERVATIONS

Ansty and Staplefield Parish Council made no comment on the application

INTRODUCTION

The application seeks planning permission for a proposed first floor side extension.

RELEVANT PLANNING HISTORY

11/03762/LDC - Erection of new single storey structure set 3m from face of original building and to the full width of the existing dwelling. Lawful Development Certificate -Proposed Permission 2012-01-23

CD/025/98 - Single storey one room extension to existing cottage. Permission 1998-07-10

SITE AND SURROUNDINGS

Thickets is a semi-detached house situated on Deaks Lane in Ansty. The property benefits from a large garden area to the side, with land levels rising to the south and east. The property has been previously extended to the rear with a modest ground floor extension. The site falls within the built up area boundary of Ansty. It is also within a designated Great Crested Newt Impact Risk Zone (Red).

APPLICATION DETAILS

The application seeks planning permission for a proposed first floor side extension. It is proposed that the first floor extension will be erected above the existing single storey side extension which was granted permission under reference CD/025/98. The overall height of the extension will be lower than that of the original building and will therefore remain subordinate to the main building. It is proposed that the first floor will be clad in timber with new windows in white UPVC. The roof tiles proposed are reclaimed re-used tiles.

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 the Ansty, Staplefield and Brook Street 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

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.

Ansty, Staplefield and Brook Street Neighbourhood Plan

The neighbourhood plan was made in 2017.

There are no relevant policies.

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:

DPS1 - Climate Change

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

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
- 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:

- 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;*
- protects valued townscapes and the separate identity and character of towns and villages;*
- 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 DP27);*
- creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- positively addresses sustainability considerations in the layout and the building design;*
- 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;*
- optimises the potential of the site to accommodate development."*

Principle DG49 of the MSDC Design Guide establishes design principles for extensions to dwellings and 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. Extensions should typically use simple, uncomplicated building forms to complement and coordinate with the scale, form and massing of the original dwelling. The design approach may benefit from coordinating with the existing pattern of window and door openings as well as employing facing materials to match those of the existing dwelling. Otherwise it should demonstrate the appropriateness of the alternative approach. Extensions should not result in a significant loss to the private amenity area of the dwelling.'

Principle DG50 of the Mid Sussex Design Guide SPD relate to side extensions and states 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. The gaps between dwellings can sometimes positively contribute to articulating (for example, through the consistent rhythm of repeated houses) and adding interest in a street frontage or by providing views / visible connections to the surrounding countryside. Side extensions will therefore need to appropriately respond to the character of the street form and will not normally be accepted where they close an important gap and view.'*

The proposed first floor side extension would be of an appropriate scale and would be subordinate in height to the existing dwelling. The dual pitched roof will match the angle of the existing roof. The proposed side extension would be set-back from the front elevation of the dwelling, therefore defining the

original dwelling. The pair of neighbouring cottages both have similar extensions to that proposed at the application site.

Timber cladding is proposed to the first floor. Whilst this is not a material used in the immediate vicinity, examples of timber cladding can be seen in the village centre of Ansty. The property is also set back the highway and there is existing timber cladding to the porch on the ground floor. It is therefore considered that the timber cladding will not detract from the character of the area. Reclaimed roof tiles are proposed which will match the existing dwelling. All new windows proposed are white UPVC to match the existing dwelling.

Included in the plans is a new enclosure for the existing heat pump which is located at the rear of the property and would not be visible from the street scene and therefore it is not considered that it would be harmful to the street scene.

The alterations to the front porch includes a tiled pitched roof to replace the existing flat roof, which in terms of materials will match the existing dwelling. There will be no increase in the footprint of the porch. It is therefore considered that there will be no harmful impact in terms of design or to the character of the area.

Therefore, in terms of design and character, the proposal is deemed to comply with and DP26 of the Mid Sussex District Plan.

Impact on neighbouring properties

In terms of impact upon neighbouring amenities Policy DP26 in part seeks to ensure that development: *'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);'*

The proposed side extension is located on the northern side of the dwelling and there are no neighbours in close proximity facing this side. Therefore it is considered that this part of the proposal would not have an impact in terms of loss of privacy, loss of daylight and sunlight, noise, air and light pollution or a loss of outlook.

Therefore, in terms of neighbouring amenities, the proposal is deemed to comply with DP26 of the Mid Sussex District Plan.

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.

Other Matters

A bat survey was conducted and submitted as part of the original application which included a roof extension and rear dormer as part of the proposals. The assessment was made on the loft space in the original dwelling where the presence of bats were discovered. During the application process, the loft conversion was removed from the proposals. It is therefore considered that the conditions recommended in relation to the bats are no longer applicable to this application.

PLANNING BALANCE AND CONCLUSION

In conclusion, the proposal is considered to be appropriate in terms of design, size and scale and would not cause significant harm to the amenities of neighbouring properties. Therefore, the proposal complies with DP26 of the Mid Sussex District Plan, and the relevant paragraphs of the NPPF and is recommended for approval.

Decision: Permission

Case Officer: Tracie Axford