

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2840	Case Officer:	Anna Tidey
Application Type:	Householder Application		
Proposal:	Two storey side and rear extension. Alterations to porch, fenestration and entrance.		
Site:	Chilcotts, Whitemans Green, Cuckfield, Haywards Heath, West Sussex, RH17 5BZ, ,		
Validation Date	5 Nov 2025	Overall Expiry Date:	27 Jan 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	17 Feb 2026
Target Date:	31 Dec 2025	Recommending Officer Signature:	Anna Tidey

Date Legal Agreement Completed: (if applicable)		No of Representations:	2
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Signed and Agreed By:	Steven King	Date:	17 Feb 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2840

**Chilcotts, Whitemans Green, Cuckfield, Haywards Heath, West Sussex, RH17 5BZ,
Two storey side and rear extension. Alterations to porch, fenestration and entrance.
Mr And Mrs Matt Longbottom**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Conservation Officer: Chilcotts is an unlisted detached house located in a relatively prominent position adjacent to the road junction at the heart of the Whiteman's Green Conservation Area. The house, which appears to date from the first half of the C20th, is of an undistinguished appearance, with a single rough cast gable projecting towards the road frontage, and a two storey, flat-roofed set back side wing. The windows appear to have been unsympathetically replaced, and an unattractive garage building is set forward of the house within the front garden area. The house makes at best a neutral contribution to the character and appearance of the Conservation Area, but the gardens in which it is sat contribute positively to its verdant and semi-rural character. The front garden in particular, and the wide grass verge between this and the road edge, have a softening effect on the adjacent busy road junction, although this effect is somewhat diluted by the unfortunate presence of the garage. Views to either side of the house, looking towards the trees to the rear, also contribute positively in this respect. A public right of way (PROW) runs along the southern side of the site.

The current proposal, which follows on from pre-application advice, is for alterations and extensions to the house comprising a two storey side and rear extension, wrapping around the rear south eastern corner of the house and with a single storey projecting bay to the rear of the side elevation, addition of a porch canopy to the front elevation, refacing of the house with white render, alterations to window openings and replacement windows throughout, refurbishment of the garage, and enlargement of the access from Whiteman's Green, with new gates.

The existing house is not of any particular architectural merit. Although in many circumstances a two storey wrap-around addition would be considered contentious in terms of a potentially overbearing relationship with the existing building and in light of the requirements of the Council's adopted Design Guide, in this case I think there is an argument that the form of the addition, in removing the awkward flat roofed side element and replacing it with a second gable, results in a better-composed elevation facing onto Whiteman's Green. This is however at the expense of the loss of some garden area, and of some adverse impact on the attractive views between Chilcotts and its neighbour to the south (Greenview) of the trees to the rear of the site. As stated at pre-application stage I would therefore expect to see some further mitigatory works to ensure that the overall impact, on balance, on the character and appearance of the Conservation Area is neutral or positive:

- The existing garage to the front garden area is unattractive and unduly prominent and I would recommend it is removed, to mitigate for the increased bulk of the house.

The re-instatement of a chimney of at roof level is noted and enhances the roofline interest of the building.

At pre-application stage it was noted that care should be taken with choice of materials and the detailing of features such as windows and doors to ensure that these enhance the period character of the building, which has become diluted. However, instead of the timber windows and doors suggested the current application proposes uPVC, which is not an appropriate material for a Conservation Area context, and will not be acceptable. This aspect of the scheme should be revised. Likewise, rainwater goods and other external pipework should be of painted metal and not uPVC.

The proposal also includes widening of the access to the front of the house and introduction of gates, with replacement fencing to either side. Whilst concerns regarding this aspect of the proposal were raised at pre-application, it has been revised to reduce the extent of the widening of the entrance and the height of the fencing and gates. On balance, this aspect of the proposal is now considered acceptable.

In summary, although the principle of the extension of the house may be acceptable, aspects of the proposal require reconsideration including the retention of the inappropriately placed garage and the use of uPVC, in order to ensure that the balance of the impact of the works is positive in terms of the character and appearance of the Conservation Area, meeting the requirements of District Plan Policy DP35 and the relevant paragraphs of the NPPF.

Further comments: Made with reference to a window frame sample and Residence window brochure page with colour swatch, as supplied.

My opinion is that it is not a convincing replica of a timber window- the artificiality of the appearance, the texture, finish and the sheen give it away as a plastic frame.

I also personally have some doubts as to the 'clay' colour, particularly in the context of a uPVC window, which I suspect would enhance its 'artificial' appearance.

In terms of the colour viewed in isolation of the material, I am also not sure how appropriate it is for the context, although I appreciate that timber windows, if installed, could be repainted in this colour, as a matter of personal taste, in the absence of an Article 4 Direction. However at least the colour of timber units is easily changed, whereas with the windows proposed I assume it would remain for their lifetime.

Based on my viewing of this sample I would not support the use of this product within the Whitemans Green Conservation Area. I also visited the windows installed at Howdean on Cuckfield High Street.

Southern Water: Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue, and no Southern Water assets will be affected. Therefore, Southern Water has no objections to this proposal.

Naturespace Newt Officer: The proposed development is not considered to be relevant to the District Licensing Scheme in this case and we consider there would be no likely impact on Great Crested Newts or their habitats. No comments.

PARISH COUNCIL OBSERVATIONS

Cuckfield Parish Council: No objection, however Committee expressed concerns about the height of the proposed fencing.

INTRODUCTION

This application seeks planning permission for a two storey side and rear extension, alterations to the porch, fenestration and entrance at a detached residential house at Chilcotts, Whitemans Green in Cuckfield.

RELEVANT PLANNING HISTORY

CU/239/81. Extension at first and ground floor. Approved August 1981.

SITE AND SURROUNDINGS

Chilcotts is an extended 3 bed house located at the northern end of London Road (the main B2036 road) through Cuckfield, off the mini roundabout junction. The house is located adjacent to the Cuckfield Motor Company site and sides onto a public footpath (West Sussex Route No 19aCU) which extends along the southern garden boundary and links from the main road at Whitemans Green to Ardingly Road, south of the Old Hospital/now Chapelfields site. The house has close board boundary fencing on the front and side boundaries but occupies a prominent position and is publicly visible from the adjacent public paths and from the highway.

A single storey single brick garage with a gabled roofline is located in front of the house. There is off street car parking on the frontage, which is accessed off an existing vehicular access with an open gateway with brick piers and a close boarded front fenceline set behind a grassed verge.

The house is located within the Built up area of Cuckfield, within the Whitemans Green Conservation Area, and inside a red Impact Zone for Great Crested Newts

APPLICATION DETAILS

This application seeks planning permission for proposed two storey extensions on the southern and eastern elevations of the property, as well as alterations to the entrance porch, new fenestration throughout the existing house as well as within the extension, the addition of a new chimney and a new access gate with new gate piers at the vehicular entrance to the property.

The house has a simple gabled form and has previously been extended on the southern elevation by the addition of a two storey flat roofed addition, and a small single storey porch addition with a lean to roofline. The front door is located on the western front elevation, and is accessed via an open porch canopy with a lean to roofline. The front door is largely obscured in views from the street by the frontage position of the garage.

The house walls have a low brick plinth with a rough grey pebble dashed finish, the windows are white UPVC casements with Georgian style panes and the roof has a plain tile. There are cast iron guttering and downpipes on the main house.

The proposed two extension will substantially increase the scale of the existing house, extending to the side and wrapping around the rear of the house. The submitted floor plans indicate the side extension will project 2.6m from the main side wall of the house (at the front corner) and 3.6m to the depth of the side bay addition and maximum of 2.5m at the rear.

This will bring the footprint of the house to within a minimum of 1.1m of the splayed side boundary, which is enclosed by a close board fencing, which extends along the edge of the public footpath.

Internally the proposed extension will result in a reconfiguration of the living space at ground floor level. The existing living room will be retained at the front of the house, the hall enlarged by reducing the dining room to create a new snug room and the kitchen will be enlarged into the extension to form an open plan space at the rear of the house. The rear wall of the kitchen will accommodate a 6m wide set of glazed sliding doors to allow access into the rear garden.

The proposed side extension will allow the provision of a new study, ground floor shower room and a utility room off the enlarged hallway. The position of the staircase to serve the first floor is to be relocated into the centre of the house.

At first floor level there are five proposed bedrooms. The largest of these is positioned at the rear of the extended house and this has an ensuite toilet and shower room. The relocated staircase will lead to a central corridor to serve the bedrooms and a separate bathroom with a shower.

The proposed extension will have a hipped roofline on the rear. The side extension has a gabled roof form. The new extension will link into the roofline of the host dwelling with a central twin gabled roof section within the roof valley. Other additions to the roof include a rooflight in the northern facing roof slope on the host dwelling, to serve one of the new bedrooms, another in the north facing roof slope in

the roof valley between the house and the extension to light the first floor hallway and a new brick chimney.

A new 1.1m wide by 1m high (approx.) window is also proposed at first floor level in the north facing side elevation of the house to serve the same new bedroom. This is annotated on the plans to be a fire rated, frosted and non-opening below 1.7m from the finished floor level.

A similar sized window, also frosted and non-opening below 1.7m from the finished floor level, is located in the southern facing side elevation. This first floor window will serve the new shared bathroom.

The windows in the existing property are white UPVC, with Georgian style glazing bars, with top opening vents. The rainwater goods on the original house are traditional metal/cast iron. The proposed plans show that the existing Georgian style, multi-paned windows in the house are to be replaced with a simple twin paned style of window to match those shown in the proposed extensions.

During the course of determining the application the applicant has altered the proposed new window choice from uPVC (Residence 9) 'with the appearance and style of timber windows', in a light beige colour, to softwood timber windows (and front and side entrance doors) in a pebble grey colour finish. Associated works include the proposed change to the wall finish to an off white roughcast render finish with retained brickwork at the base.

A detailed supporting document has been provided by the applicant to clarify the various construction materials to address the finished appearance of the works to the house, garage building, and the front gateway/fencing. Freshfield Lane First Quality Multi Bricks are proposed for the extension and chimney stack and Sahtas Handmade clay tiles are to be blended into the existing roof tiles.

As originally proposed the application confirmed the addition of new rainwater goods in uPVC, in a 'cast iron design' (rather than painted metal). It was confirmed in the Design, Access and Heritage Statement that this choice of material was due to budget restraints. Confirmation has now been received from the applicant that painted metal guttering will be used instead.

The submitted plans also show changes to the vehicular access on the site frontage. It is proposed to increase the width of the entrance through the gate piers from 2.4m to 2.6m. Each side of the access new 0.47m square brick piers are proposed at a height of 1.6m. A black post box would be attached to the northern gate pier. A new 1.5m high automated sliding gate is shown on the proposed plans. The gate has been confirmed to be a metal framed with vertical timber boarding. This is shown to be fitted to slide behind the new 1.5m high close boarded frontage fence, which is to be made of 150mm wide feather edge boards, with a pressure treated finish. The new fencing is shown on the submitted plans to be 0.04m higher than the existing 1.46m high vertical close board frontage fencing.

The tarmac drive on the frontage is shown to be retained to accommodate two car parking spaces. The existing garage is shown to be retained on the proposed plans. The Design, Access and Heritage Statement confirms that it will be retained as it provides a useful storage space. New doors and windows are proposed. The window in the northern elevation is to be replaced with a wooden window with a pebble grey finish to match those in the house and extension. The red metal up and over garage door is shown to be replaced with a pair of wooden side hung doors.

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:

DP21 Transport
DP26 Character and design
DP35 Conservation Areas

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 10 - Building Extensions Within and Outside the Built Up Area Boundary
Policy CNP 16 - Transport Impact of Development

Other Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990

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
DPN1 Biodiversity, Geodiversity and Nature Recovery
DPS6 Health and Wellbeing
DPB1 Character and Design
DPB3 Conservation Areas

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.

ASSESSMENT

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

Design
Impact upon the Conservation Area
Impact on residential amenities
Access and Parking Provision
Biodiversity Net Gain

Design

Policy DP26 of the District Plan seeks to promote well located and designed development, to protect valued characteristics of the built environment for their historical and visual qualities and support sustainable communities and create accessible environments. Policy DP26 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 DP29);*

** 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.'*

Policy CNP 10 of the Cuckfield Neighbourhood Plan refers to building extension works. This states:

'Policy CNP 10 - Building Extensions Within and Outside the Built Up Area Boundary

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.'*

The Design Guide contains principles relevant in the consideration of extensions to residential dwellings. Principle DG49 states:

'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. Extensions should also normally be designed to be well integrated with the existing scale, form and massing allow 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.

There are two general approaches to extending a property:

- designing in the style of the existing building by closely matching its facing materials, architectural features, window sizes and proportions; and*
- designing in a contemporary style that takes its cues from key aspects of the existing building that might include its underlying form and proportions, facing materials, window design and other specific architectural features. The success of this approach is particularly reliant on high quality facing materials and finishes, and this will normally need to be demonstrated through detailed elevations and section drawings.*

Both approaches can create successful, well designed extensions that can be mutually beneficial to both the house and the wider area. All extensions and alterations should consider their impact on neighbouring properties (refer to Chapter 8 on residential amenity).'

The Design Guide makes reference to wrap around style extensions, such as that proposed, and at Figure 9E under Principle DG49 states: 'Extensions that wrap around an existing dwelling can undermine the integrity of the original architecture.'

Design Guide Principle DG50 refers to Front and Side extensions and states:

'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.

Front extensions

Front extensions are more likely to be acceptable where the building line is staggered or where the dwelling is set well back from the road. They are less likely to be acceptable in streets with a strong consistent building form as they risk disrupting the underlying order. Where front extensions are considered acceptable, they should normally be limited to a modest single storey or porch-type extension that reflect the character of the existing property.

Side extensions

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.'

Design Guide Principle DG51 refers to Rear extensions and states:

'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 extension works will enlarge the existing three bed house by the addition of a large two storey side and rear addition. In determining the impact of the addition consideration has been given to the scale and form of the existing two storey flat roofed side addition, which is already present on the host dwelling, and which is to be removed. This is a benefit in design terms. The proposed extension will extend over the footprint and replace this addition with a gabled addition, set parallel with, and complementary to, the existing gabled form of the host building. The set back position of the ground and two storey form of the addition from the principle gable on the frontage will provide a subordinate form to the original frontage, and is in part obscured by the retained presence of the single garage.

The proposed works will change the presence of the house in public views from Whitemans Green and the adjacent public footpath. However, it is considered that the other associated changes, including the introduction of timber windows, painted metal rainwater goods and a new off white rendered finish will enhance the appearance of the house from public vantage points in the Conservation Area.

Whilst the Parish Council has raised some concern regarding the height of the fencing, it is considered that the proposed new frontage fencing and slide closing gateway will not be out of keeping in the street scene, given the existing frontage treatment. The new gate will be positioned between new brick piers which are similar in design and appearance to the existing brick piers. The provision of the gate will secure the frontage of the house on a busy main road and replaces former hinged gates, which have been removed.

The applicant has provided details of the proposed construction materials and finishes in respect of the various elements of the scheme, including the proposed new windows, eaves details, roofing and facing materials, rainwater goods, rooflights and new entrance gates. These materials and finishes can be secured by appropriately worded planning conditions.

The proposed extension and related external alterations and entrance works, as amended, are therefore acceptable in design terms and will accord with District Plan Policy DP26, 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 upon the Conservation Area

Chilcotts is located within the Whitemans Green Conservation Area in Cuckfield, which was established in March 1989.

This application needs to be considered with reference to guidance contained in the NPPF and with regard to the statutory duty of the Council, as the Local Planning Authority, to have special regard to the desirability of preserving the character or appearance of the Whitemans Green Conservation Area, as set out in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The District Plan contains Policy DP35, which requires development to conserve or enhance the special character and appearance of Conservation Areas. The Policy states:

'Development in a conservation area will be required to conserve or enhance its special character, appearance and the range of activities which contribute to it. This will be achieved by ensuring that:

- o New buildings and extensions are sensitively designed to reflect the special characteristics of the area in terms of their scale, density, design and through the use of complementary materials;*
- o Open spaces, gardens, landscaping and boundary features that contribute to the special character of the area are protected. Any new landscaping or boundary features are designed to reflect that character;*
- o Traditional shop fronts that are a key feature of the conservation area are protected. Any alterations to shopfronts in a conservation area will only be permitted where they do not result in the loss of a traditional shopfront and the new design is sympathetic to the character of the existing building and street scene in which it is located;*
- o Existing buildings that contribute to the character of the conservation area are protected. Where demolition is permitted, the replacement buildings are of a design that reflects the special characteristics of the area;*
- o Activities such as markets, crafts or other activities which contribute to the special character and appearance of the conservation area are supported;*
- o New pavements, roads and other surfaces reflect the materials and scale of the existing streets and surfaces in the conservation area.'*

The Conservation Officer considers the residential property at Chilcotts to make a neutral contribution to the character and appearance of the Conservation Area. Nevertheless, the position of the house is prominent in public vantage points from the main road and from the adjacent public footpath and changes to the scale and external appearance of the property will be open to public inspection, particularly as a result of the proposed proximity of the extension to the route of the well used public footpath.

The application originally included the proposed change to all of the existing UPVC windows in the house, as well as those in the extension, to a UPVC window in a light green/grey colour, which was then altered to a proposed beige colour, before this element of the proposal has been changed to wooden framed windows in a light grey colour.

The proposed use of traditional wooden framed windows will enhance the proposed scheme. Together with the other design benefits of the proposal, which include the removal of the unsympathetic flat roofed two storey side extension, and the proposed renovation of the garage, the proposals will serve to improve the appearance of the house and its setting at Chilcotts and to protect the character and appearance of this part of the Whitemans Green Conservation Area.

With regards to the change to the site frontage which also forms part of the proposal, it is considered that the new fence, brick piers and gateway would enhance the property and would not negatively harm the character and appearance of the Whitemans Green Conservation Area.

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 houses to the north and south, located at Pix Cottage and Green View. The site to the north of Chilcotts is in use as a used car sales garage, run by CMW Automobiles. The proposed addition of the rear extension and the addition of a new obscure glazed first floor window in the north facing side elevation of the dwelling to face towards that premises will not cause an unacceptable effect upon neighbouring residential amenities or the business use.

The single storey residential dwelling at Green View is set forward of Chilcotts, closer to the main road. The rear garden belonging to that property extends to the south of Chilcotts, beyond the intervening footpath. Existing first floor windows in the two storey side extension at Chilcotts have a view over this garden area. The proposed side extension has been designed with a single first floor window, which is

annotated on the floor plan to be obscure glazed, as it serves a new bathroom. The proposed ground floor windows in the side elevation of the extension will face towards the solid close board boundary fence and will not impact upon the occupiers of Green View.

Given the siting of the property, and its relationship to the neighbouring dwellings, it is considered that the proposed extension and related additions 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 use of obscured glazing in the new first floor windows will protect the neighbouring residents from unnecessary overlooking from the first floor bedroom and bathroom windows in the north and south facing elevations. Therefore, it is considered that the proposal would not cause harm to the amenities of the neighbouring residents. The proposal is therefore considered to accord with the requirements of District Plan Policy DP26 and the Design Guide Principles in respect of neighbouring amenities.

Access and Parking Provision

The proposal shows the existing off road parking space to the front of Chilcotts retained. Two parking spaces will be provided with the existing single garage to serve the extended dwelling.

The number of bedrooms is shown to be increased from 3 to 5 as a result of the proposed extension of the house.

The relevant District Plan Policy is DP21, which states:

'Development will be required to support the objectives of the West Sussex Transport Plan 2011- 2026, which are:

- o A high quality transport network that promotes a competitive and prosperous economy;*
- o A resilient transport network that complements the built and natural environment whilst reducing carbon emissions over time;*
- o Access to services, employment and housing; and*
- o A transport network that feels, and is, safer and healthier to use.*

To meet these objectives, decisions on development proposals will take account of whether:

- o The scheme is sustainably located to minimise the need for travel noting there might be circumstances where development needs to be located in the countryside, such as rural economic uses (see policy DP14: Sustainable Rural Development and the Rural Economy);*
- o Appropriate opportunities to facilitate and promote the increased use of alternative means of transport to the private car, such as the provision of, and access to, safe and convenient routes for walking, cycling and public transport, including suitable facilities for secure and safe cycle parking, have been fully explored and taken up;*
- o The scheme is designed to adoptable standards, or other standards as agreed by the Local Planning Authority, including road widths and size of garages;*
- o 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;*
- o Development which generates significant amounts of movement is supported by a Transport Assessment/ Statement and a Travel Plan that is effective and demonstrably deliverable including setting out how schemes will be funded;*
- o The scheme provides appropriate mitigation to support new development on the local and strategic road network, including the transport network outside of the district, secured where necessary through appropriate legal agreements;*
- o The scheme avoids severe additional traffic congestion, individually or cumulatively, taking account of any proposed mitigation;*
- o The scheme protects the safety of road users and pedestrians; and*

*o The scheme does not harm the special qualities of the South Downs National Park or the High Weald Area of Outstanding Natural Beauty through its transport impacts.
Where practical and viable, developments should be located and designed to incorporate facilities for charging plug-in and other ultra-low emission vehicles.
Neighbourhood Plans can set local standards for car parking provision provided that it is based upon evidence that provides clear and compelling justification for doing so'.*

For a 3 bed property located in Cuckfield the West Sussex County Council Guidance on Parking recommends 2.2 spaces should be provided, and for a 4+ bed house, 2.7 spaces. There will be adequate parking provision for the extended house, which accords with the aims of District Plan Policy DP21.

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

It is considered that the proposed extension works and the related frontage alterations will serve to enhance the appearance of Chilcott in public views and in the street scene from Whitemans Green and from the adjacent public footpath. The changes to the existing house and the extensions will not harm the overall character and appearance of the area, given the amended window details.

The amended 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 proposal will preserve and enhance the character and appearance of the Whiteman's Green Conservation Area. The revised proposal is therefore found to meet the requirements of District Plan Policy DP35 and the relevant paragraphs of the NPPF.

The impact of the proposed works upon the amenities of the neighbouring residents has been considered. It is considered that the proposal would not cause harm to the amenities of the neighbouring residents, or impact adversely upon their living conditions, and appropriate planning conditions are recommended to secure obscured glazing in the new first floor windows. The proposal is therefore considered to accord with the requirements of District Plan Policy DP26 and the Design Guide Principles in respect of neighbouring amenities.

Consequently, this application is recommended for approval.

Decision: Permission

Case Officer: Anna Tidey