

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0784	Case Officer:	Tracie Axford
Application Type:	Householder Application		
Proposal:	Demolition of existing detached garage and construction of a single-storey rear extension, including roof lights, new rear bifold doors, replacement windows, and associated internal alterations.		
Site:	84 Franklynn Road, Haywards Heath, West Sussex, RH16 4DH, , , ,		
Validation Date	26 Mar 2026	Overall Expiry Date:	22 Apr 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	21 May 2026
Target Date:	21 May 2026	Recommending Officer Signature:	<i>Tracie Axford</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	21 May 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0784

**84 Franklynn Road, Haywards Heath, West Sussex, RH16 4DH, , ,
Demolition of existing detached garage and construction of a single-storey rear extension,
including roof lights, new rear bifold doors, replacement windows, and associated internal
alterations.**

Dr Lydia Turner

SUMMARY OF REPRESENTATIONS

None received

SUMMARY OF CONSULTEES

Southern Water:

The development site is not located within Southern Water's statutory area for water supply.

Rear / side extension build-over/close-to a sewer: It appears that the developer is intending to build-over/close-to a public foul sewer which is crossing the site. Building over a "public sewer" is not normally permitted by Southern Water. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building-over/close-to the sewer. The length of sewer to be built over under the terms of Part H of the Building Regulations dictates that the matter is determined by the sewerage undertaker, which in this case is Southern Water.

The conditions and application associated with the build-over/close-to a public sewer are available at Southern Water's Get Connected service: <https://developerservices.southernwater.co.uk>.

Condition: 'In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.

HAYWARDS HEATH TOWN COUNCIL OBSERVATIONS

No comment.

INTRODUCTION

The application seeks planning permission for the demolition of the existing detached garage and construction of a single-storey rear extension, including roof lights, new rear bifold doors, replacement windows, and associated internal alterations.

RELEVANT PLANNING HISTORY

There is no relevant planning history for this site.

SITE AND SURROUNDINGS

The application property is a two storey semi-detached dwellinghouse which forms one half of a pair of semi-detached properties. The property has a brick exterior with white upvc fenestration. To the front of the property is a front garden behind a low level brick wall. The driveway runs along the side of the property with spaces for up to 2 vehicles. A detached garage formed part of this plot, however the applicant has confirmed that due to its dilapidated condition, it has already been demolished.

To the southeast of the development site is Petlands Gardens a narrow road which runs between Franklynn Road and Kents Road. On the southern side of Petlands Gardens is a row of terraced and semi-detached period properties, which will have a partial view of the development site.

With regards to the site's locality, there are predominantly semi-detached dwellings set on both sides of the highway. The highway is one of the major axis connecting Haywards Heath Town Centre to the A272 and has parking restrictions.

The property is located in the built-up area of Haywards Heath. There are also retail outlets closeby including a petrol station, a pet food store and a Co-op supermarket .

APPLICATION DETAILS

The application seeks planning permission for the demolition of the existing detached garage and construction of a single-storey rear extension, including roof lights, new rear bifold doors, replacement windows, and associated internal alterations.

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 Haywards Heath 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.

Haywards Heath Neighbourhood Plan (made December 2016)

Relevant policies:

E9 - Design

H9 - Building Extensions

Other Material Considerations

Mid Sussex District Plan 2021-2039 Consultation Draft

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:

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'*

Policy E9 of the Haywards Heath Neighbourhood Plan states:

'Developers must demonstrate how their proposal will protect and reinforce the local character within the locality of the site. This will include having regard to the following design elements:

- height, scale, spacing, layout, orientation, design and materials of buildings,*
- the scale, design and materials of the development (highways, footways, open space and landscape), and is sympathetic to the setting of any heritage asset,*
- respects the natural contours of a site and protects and sensitively incorporates natural features such as trees, hedges and ponds within the site,*
- creates safe, accessible and well-connected environments that meet the needs of users,*
- Will not result in unacceptable levels of light, noise, air or water pollution,*
- Makes best use of the site to accommodate development,*
- Car parking is designed and located so that it fits in with the character of the proposed development.'*

Policy H9 of the Haywards Heath Neighbourhood Plan states:

'Extensions to existing dwellings will be permitted where it meets the following criteria:

- The scale, height and form fit unobtrusively with the existing building and the character of the street scene.*
- Spacing between buildings would respect the character of the street scene.*
- Gaps which provide views out to surrounding countryside are maintained.*
- Materials are compatible with the materials of the existing building.*
- The traditional boundary treatment of an area is retained and, where feasible reinforced.*
- The privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.'*

Principle DG49 of the Mid Sussex Design Guide states: *'Extensions should typically use simple, uncomplicated building forms to compliment 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.'*

Principle DG51 relates 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 extension represents an increase of 4.4 metres to the rear elevation beyond the existing rear elevation. The extension will wrap-around the existing outrigger and will extend beyond the existing side elevation by 1.6 metres. The single storey extension will have a pitched roof with an eaves height of 2.5m and will have a maximum height of 3.8 metres.

The submitted site plan indicates that an outbuilding is located within the rear garden along the shared boundary with no. 86. A Google street view image dated Jun 2024, also shows a garage in this location was present in the position occupied by the outbuilding as indicated on the site plan. At the time of the site visit, it was noted that this structure had been removed; the applicant confirmed that this was due to its dilapidated state.

External materials proposed will be white render to the walls. On the rear elevation of the extension a set of bi-fold doors are proposed leading out to the rear garden. Three rooflights will be added to the pitched roof slope facing no. 86.

It is therefore considered that, in terms of scale, form and materials that the proposed extension would appear subordinate to the host dwelling and not have a harmful impact on the character of the dwelling and the character of the street scene. The proposal is therefore considered to comply with policy DP26 of the District Plan and policies E9 and H9 of the Haywards Heath Neighbourhood Plan.

Impact on neighbouring properties

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);'

Policy H9 states that proposals should "safeguard" adjoining neighbours amenity whereas policy DP26 of the MSDP states that development 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. There is therefore some conflict between the District Plan and Neighbourhood Plan in this respect.

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.

In terms of overlooking and loss of privacy, the proposed rear extension would not introduce any new side elevation windows. The existing side elevation facing No. 86 would be altered through the removal of the existing doorway and windows within the outrigger, and the replacement of the existing window on the main side elevation with a door. Given that these openings would serve similar purposes and no additional upper floor or new side-facing windows are proposed, it is not considered that these changes would give rise to any material overlooking impacts.

The proposed single-storey extension would be located in close proximity to the shared boundary with No. 86, albeit with a slight offset. Notwithstanding this relationship, it is not considered that the proposal would result in a significant overbearing impact. The extension would largely occupy the footprint of the former garage, which has now been removed, and would not extend as far into the garden as this previous structure. As such, it is not considered that there would be any significant harm to the neighbouring occupier in terms of outlook, loss of light, or privacy.

The extension would have a maximum height of approximately 3.8 metres at the ridge, located centrally within the roof, with eaves heights of approximately 2.5 metres along the shared boundaries with Nos. 82 and 86. By comparison, the existing flat-roofed rear projection to the outrigger has a height of approximately 2.7 metres. Whilst the extension would project 4.4 metres beyond the existing rear elevation, the pitched roof form would slope away from the boundaries, thereby reducing its perceived bulk and impact.

Furthermore, the adjoining property at No. 82 benefits from a mono-pitched extension and a garden shed along the shared boundary, which provides an element of screening and mutual built form. In this context, it is not considered that the proposed extension would result in a materially harmful overbearing or overshadowing impact.

Accordingly, the proposal is considered to comply with the provisions of policy DP26 of the Mid Sussex District Plan in terms of neighbouring amenities.

Other Matters

With regards to the comments of Southern Water, the PPG sets out the 6 tests that planning conditions should meet in order to be properly imposed and advises that '*Conditions requiring compliance with other regulatory regimes will not meet the test of necessity and may not be relevant to planning. Use of informatives to remind the applicant to obtain further planning approvals and other consents may be more appropriate.*' The concerns raised by Southern Water would be dealt with under the building regulations and therefore an informative will be added to draw this to the applicants attention.

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 is considered to be appropriate in terms of design, size and scale to the dwellinghouse and locality, and would not cause significant harm to the amenities of neighbouring properties. Therefore, the proposal complies with Mid Sussex District Plan policy DP26, policies E9 and H9 of the Haywards Heath Neighbourhood Plan and with the relevant provisions of the NPPF. The application therefore accords with the Development Plan and is considered acceptable.

Decision: Permission

Case Officer: Tracie Axford