

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0545	Case Officer:	Anna Tidey
Application Type:	Householder Application		
Proposal:	Proposed single storey wrap around rear extension. Two no. new roof lights serving the existing bathroom.		
Site:	Rose Lodge, Broad Street, Cuckfield, Haywards Heath, West Sussex, RH17 5DL, ,		
Validation Date	31 Mar 2026	Overall Expiry Date:	22 Apr 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	22 May 2026
Target Date:	26 May 2026	Recommending Officer Signature:	Anna Tidey

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	26 May 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0545

**Rose Lodge, Broad Street, Cuckfield, Haywards Heath, West Sussex, RH17 5DL,
Proposed single storey wrap around rear extension. Two no. new roof lights serving the existing
bathroom.**

Daryl Gowlett

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. Recommend contacting South East Water who are the relevant statutory undertaker.

SE Water: No response received.

Flood Risk & Drainage Team: The Flood Risk Assessment has been reviewed. The site lies within Flood Zone 1 very low risk of fluvial flooding. The Risk of Flooding from Surface Water mapping suggests the site is shown to be at "Very Low" to "High" surface water flood risk for the present day (comparable to flood zones 1 to 3b). The area of "High" surface water is associated with Broad Street at the front of the property.

The proposed extension is located outside of the Flood Zone 3b extent for surface water. There will be no increase in vulnerability at the site. The proposed application is a minor development and fits within the EA Standing Advice. We have no objection to the proposed development on flood risk grounds.

As an advisory, we would suggest the Applicant considers resistance and resilience measures suggested within the EA standing advice and implements any they deem appropriate due to the increased flood risk in the vicinity of this as a residential site (which are classified as 'more vulnerable'). Drainage should be managed via Building Regulations and Building Control, as necessary.

Tree Officer: The Arboricultural Report has been reviewed. The loss of 2 no. of Category C trees is noted. They are not a constraint to development and so, mitigation planting is not required. No objection.

PARISH COUNCIL OBSERVATIONS

Cuckfield Parish Council: No objection.

INTRODUCTION

This application seeks planning permission for a single storey side and rear extension at a semi-detached residential house at Rose Lodge, on Broad Street in Cuckfield.

RELEVANT PLANNING HISTORY

None found.

SITE AND SURROUNDINGS

Rose Lodge is an extended 3 bed house semi-detached house located on the northern side of Broad Street, close to the London Lane junction. The rear garden backs onto the back gardens of houses located in Chatfield Road to the north.

The house has been extended with a rear conservatory and a side lean to addition at ground floor level. The attached house at The Laurels has a detached garden gazebo structure sited at the rear of the house, screened in part by the close boarded boundary fence which lies between the rear gardens serving the two semi detached houses. There are two trees growing close to the boundary fence at the rear of the site.

The house is located within the Built up area of Cuckfield. There are areas susceptible to low to high surface water flooding on Broad Street to the front of the dwelling.

APPLICATION DETAILS

This application seeks planning permission for a proposed single storey wrap around side and rear extension, and the addition of two new roof lights in an existing rear lean to roofline which will serve the existing first floor bathroom. The proposed extension will, in part, replace a rear conservatory and existing single storey lean to additions sited at the side of the house.

As originally submitted the proposed extension was shown to have a 7m wide, 4.8m high gabled roofline, extending off a 4m deep and 3.5m high parapet wall set on the mutual boundary with the adjoining house at The Laurels.

Amended plans have been submitted during the course of determining the application to inset the side wall of the proposed rear extension by 0.4m from the mutual boundary and to add a hipped roofline on the addition, with rooflights in the east and west facing roof slopes to light the inner garden room and utility and shower rooms. The hipped roofline has the effect of reducing the overall roof bulk of the proposed addition, by lowering the overall ridge level to a maximum height of 3.7m.

The application form details that the walls of the extension will be finished with painted render and the roof will be natural slate. The doors and windows are to be white upvc and the 5.4m wide bifold doors on the rear elevation will be powder coated aluminium.

The amended plans were also accompanied by an Arboricultural Report which refers to the existing Leyland Cypress and Sycamore tree growing at the rear of the garden and an adjacent Golden Cypress hedgerow, located in the neighbouring garden at Relfs, to the east of Rose Lodge. The Tree Report confirms that the applicant intends to fell the trees.

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
DP37	Trees, Woodland and Hedgerows
DP38	Biodiversity
DP41	Flood Risk and Drainage

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 4 Protect and Enhance Biodiversity

Policy CNP 10 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 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

DPS4 Flood Risk and Drainage

DPN1 Biodiversity, Geodiversity and Nature Recovery

DPN4 Trees, Woodland and Hedgerows

DPS6 Health and Wellbeing

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
- Impact on residential amenities
- Impact upon trees
- Flooding
- Biodiversity Net Gain

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 as well as addressing the character and scale of the surrounding buildings and landscape.

The Council's adopted Design Guide is a material consideration in the determination of the application. Chapter 9 of the Design Guide relates to household extensions. Design Principle DG49 states that 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.

Design Guide Principle DG50 refers to Front and Side extensions and states that they will be resisted where they have an adverse impact on the street scene or the appearance of a dwelling. 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. Side extensions will 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. These 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.

Policy CNP 10 of the Cuckfield Neighbourhood Plan refers to building extension works. This states that extensions will be permitted where the scale, height and form fit unobtrusively with the existing building and the character of the street scene, and where spacing between buildings would respect the character of the street scene and where materials are compatible with the materials of the existing building and the privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.

The proposed extension works will enlarge the existing three bed house, partly replacing the existing side and rear additions, and allowing a reconfiguration of the internal space to create open living space for a kitchen/garden room at the rear of the house.

The proposed extension will extend over the footprint of the existing additions on the rear and side elevations of the house. The proposed extension will be subordinate in form to the original dwelling.

The proposed works will not alter the public views of the house, being to the rear, and only limited views of the new addition will be seen between the houses on Chatfield Road from the rear.

The applicant has provided details of the proposed construction materials and finishes for the extension. These materials and finishes will match the existing property and can be secured by an appropriately worded planning condition.

The proposed extension is acceptable in design terms and will accord with District Plan Policy DP26, the aims of 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 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 east, west and north of the site, located at Relfs, The Laurels and No 21 Chatfield Road.

The proposed single storey rear extension and the addition of two new rooflights will not cause an unacceptable effect upon neighbouring residential amenities.

Whilst the original plans showed the addition positioned off a parapet wall sited on the mutual boundary line, it is considered that the scale, proximity and the hipped roof form of the amended extension plans will ensure that the extension does not dominate or overshadow the adjacent rear garden and gazebo structure. The lower and more subordinate roof form on the addition is more acceptable in design terms.

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 proposal is therefore considered to accord with the requirements of District Plan Policy DP26, the aims of Policies CNP 1 and CNP 10 of the Cuckfield Neighbourhood Plan and the Design Guide Principles in respect of neighbouring amenities.

Impact upon trees

District Plan Policy DP37 is relevant in the determination of the application. This seeks to protect trees, woodland and hedgerows from new development to protect their visual amenity value and the character of an area.

The submitted Arboricultural Report identifies that the two trees at the rear of the garden are Category C trees, and that it is the applicant's intention to fell them.

The submitted Arboricultural Method Statement has been reviewed by the Tree Officer and she finds that the trees are not a constraint to the development and raises no objection to the proposal.

Whilst the loss of the trees is regretted they are not of significant amenity value, do not lie in a Conservation Area and are not the subject of a Preservation Order. The applicant can therefore fell them at their discretion. It is therefore considered that the proposal will accord with the aims of District Plan Policy DP37.

Flooding

Policy DP41 of the District Plan concerns Flood Risk and Drainage. It states in part that 'Particular attention will be paid to those areas of the District that have experienced flooding in the past and proposals for development should seek to reduce the risk of flooding by achieving a reduction from existing run-off rates.'

The Council's Flood Risk and Drainage Team Engineers have reviewed the submitted Flood Risk Report and have raised no objection to the application.

They have advised that the Applicant considers resistance and resilience measures as suggested within the Environment Agency standing advice. An Informative is recommended to draw their attention to this guidance.

The proposal accords with the aims of Policy DP41 of the Mid Sussex District Plan and relevant Planning Practice Guidance. Consequently, it is considered that that application can be recommended for approval.

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

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 impact of the proposed works upon the amenities of the neighbouring residents has been considered. The proposal would not cause harm to the amenities of the neighbouring residents, or impact adversely upon their living conditions. The proposal is therefore considered to accord with the requirements of District Plan Policy DP26, the aims of Policies CNP1 and CNP10 of the Cuckfield Neighbourhood Plan and the Design Guide Principles in respect of neighbouring amenities.

The proposal accords with the aims of Policies DP37 (trees) and DP41 (flooding) of the Mid Sussex District Plan and relevant Planning Practice Guidance.

Consequently, this application is recommended for approval.

Decision: Permission

Case Officer: Anna Tidey