

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1149	Case Officer:	Susan Dubberley
Application Type:	Lawful Development Certificate -Proposed		
Proposal:	The proposed development will provide extensions to the Hall and the Community Facility at the existing school.		
Site:	Northlands Wood Primary Academy, Beech Hill, Haywards Heath, West Sussex, RH16 3RX, , ,		
Validation Date	1 May 2025	Overall Expiry Date:	29 May 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	24 Jun 2025
Target Date:	26 Jun 2025	Recommending Officer Signature:	<i>Susan Dubberley</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	25 Jun 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1149

Northlands Wood Primary Academy, Beech Hill, Haywards Heath, West Sussex, RH16 3RX, ,
The proposed development will provide extensions to the Hall and the Community Facility at the existing school.

Mr Jon Hickey

REPRESENTATIONS

One letter of support:

o No objection and am happy to see that there is investment in the infrastructure of this local school.

SUMMARY OF CONSULTEES

Southern Water: Southern Water has no objections to this proposal.

TOWN COUNCIL OBSERVATIONS

Haywards Heath Town Council

As this is an application for a Lawful Development Certificate and is therefore a legal matter, the Town Council defers this decision to Mid Sussex District Council.

INTRODUCTION

This application seeks a lawful development certificate for extensions to the Hall and the Community Facility at the existing school.

SITE AND SURROUNDINGS

The application relates to a primary school located on the south side of Beech Hill. There is car parking to the front of the site and beyond this there is a hard surfaced playground immediately in front of the school building and green playing fields to the rear of the school building.

The school is located in a residential area and is surrounded by residential housing to the north, south, east and west. The site is within the built-up area of Haywards Heath.

APPLICATION DETAILS

This application seeks a lawful development certificate for extensions to the school Hall and the Community Facility at the school.

The proposed extensions are both located at the front of the building and would project into the hard surfaced playground. The extension to the school hall would measure some 6m in depth, 13.5m in width and have a maximum height of 6m, while the other extension would have a projection of some 3.5m measure, width of 9.4m and height of 3.9m.

LEGAL FRAMEWORK

This application is to establish whether the proposed development would benefit from permitted development rights and will be a legal decision; planning merits cannot be taken into account when considering this application.

The proposal will be tested against the relevant of Part 7, Class M of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), as detailed below:

Class M - extensions etc for schools, colleges, universities, prisons and hospitals

Permitted Development

M. The erection, extension or alteration of a school, college, university, prison or hospital building.
Development not permitted

M.1 Development is not permitted by Class M—

(a) if the cumulative footprint of any erection, extension or alteration under Class M on or after the relevant date would exceed the greater of—

(i) 25% of the cumulative footprint of the school, college, university, prison or hospital buildings as it was on the relevant date; or

(ii) 250 square metres;

(b) in the case of a college, university, prison or hospital building, if any part of the development would be within 5 metres of a boundary of the curtilage of the premises;

(b)
a) in the case of a school, where any land adjacent to the site is used for a purpose within Part C of the Schedule to the Use Classes Order (residential purposes), if any part of the proposed development is within 5 metres of the boundary of the curtilage of that residential land;

(c) if, as a result of the development, any land used as a playing field at any time in the 5 years before the development commenced and remaining in this use could no longer be so used;

(d) if the height of any new building erected would exceed—

(i) if within 10 metres of a boundary of the curtilage of the premises, 5 metres; or

(ii) in all other cases, 6 metres;

(da) if the height of any rooftop structure would exceed 1.5 metres;

(e) if the height of the building as extended or altered would exceed—

(i) if within 10 metres of a boundary of the curtilage of the premises, the lesser of the height of the building being extended or altered or 5 metres; or

(ii) in all other cases, the height of the building being extended or altered;

(f) if the development would be within the curtilage of a listed building; or

(g) unless—

(i) in the case of school, college or university buildings, the predominant use of the existing buildings on the premises is for the provision of education;

(ii) in the case of hospital buildings, the predominant use of the existing buildings on the premises is for the provision of any medical or health services;

(iii) in the case of prison buildings—

(aa) the predominant use of the existing buildings on the premises is for the confinement of prisoners and;

(bb) in the case of a closed prison, the development does not involve the erection, extension or alteration of any building beyond the perimeter as it stood on the relevant date.

Conditions

M.2 Development is permitted by Class M subject to the following conditions—

(a) the development is within the curtilage of an existing school, college, university, prison or hospital;

(b) the development is only used as part of, or for a purpose incidental to, the use of that school, college, university, prison or hospital;

(c) any new building erected is, in the case of article 2(3) land, constructed using materials which have a similar external appearance to those used for the original school, college, university, prison or hospital buildings;

(d) any extension or alteration is, in the case of article 2(3) land, constructed using materials which have a similar external appearance to those used for the building being extended or altered;

(e) where proposed development under Class M relates to the erection, extension or alteration of a school building that results in an increase in the school's published admission number, the developer must, within a period of six months starting with the date the development is completed, submit to the local planning authority a travel plan for the site;

ASSESSMENT

The site is not within Article 2(3) land or subject to an Article 4 Direction. The planning history of the site has been checked and the permitted development rights are understood to be intact. It is not within the curtilage of a listed building and is within the curtilage of an existing school.

The proposed extensions would together not exceed 25% of the cumulative footprint of the school and would be less than 250 square metres in total. The proposed extensions will not exceed the height of the existing building being extended and are not within 10m of the curtilage of the premises. The development would not result in the loss of playing fields and the development is not within the curtilage of a listed building.

The development is within the curtilage of an existing school and will be used incidentally to the use of the existing school. used fully by the school, the plans show the proposed materials would be of a similar appearance to those used in the construction of the existing building and the development would not result in an increase in numbers of pupils at the school.

CONCLUSION

In conclusion, the proposed development is deemed to comply with the applicable permitted development criteria as set out within Class M of Part 7 to Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and therefore a certificate can be issued.

Decision: Permission

Case Officer: Susan Dubberley