

Delegated Decision

Sign off Sheet

Ref. No:	DM/24/3088	Case Officer:	Stefan Galyas
Application Type:	Householder Application		
Proposal:	Demolition of existing garage, removal of existing box dormer, rationalisation of all above ground external mounted foul surface drainage pipes, construction of two storey side front and rear extension, single storey rear extension, new loft conversion with rear dormers and detached double garage together with all associated internal and external alterations		
Site:	Bramham Moor, Tylers Green, Cuckfield, Haywards Heath, West Sussex, RH17 5EA, ,		
Validation Date	18 Dec 2024	Overall Expiry Date:	14 Feb 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	14 Feb 2025
Target Date:	12 Feb 2025	Recommending Officer Signature:	<i>Stefan Galyas</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	17 Feb 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/24/3088

**Bramham Moor, Tylers Green, Cuckfield, Haywards Heath, West Sussex, RH17 5EA,
Demolition of existing garage, removal of existing box dormer, rationalisation of all above ground
external mounted foul surface drainage pipes, construction of two storey side front and rear
extension, single storey rear extension, new loft conversion with rear dormers and detached
double garage together with all associated internal and external alterations
Mr And Mrs Henderson**

SUMMARY OF REPRESENTATIONS

There were no letters of representation received in response to the proposed development.

SUMMARY OF CONSULTEES

Flood Risk and Drainage: Subject to the development's floor levels being set and the mitigation measures as per the flood risk assessment we have no objection to this development on flood risk grounds.

Southern Water: Insufficient information provided relating to details of foul and surface water drainage disposal.

TOWN/PARISH COUNCIL OBSERVATIONS

Parish Council: No objection.

INTRODUCTION

The application seeks planning permission for the demolition of an existing single storey side garage and the existing rear box dormer. The proposal would develop a two-storey side, front and rear extension, a single storey rear extension, two rear dormers and the a detached double garage.

RELEVANT PLANNING HISTORY

CU/342/83 - Extension to kitchen and new garage. Permission 12.12.1983.

06/02774/FUL - Side extension over existing garage and utility room (Amended plan received 23rd January 2007 showing correct position of ensuite window in side elevation). Permission 28.02.2007.

DM/15/4668 - Proposed first floor extension to side and two storey extension to rear. Permission 13.01.2016.

SITE AND SURROUNDINGS

The application relates to Bramham Moor, a detached two storey dwelling which has previously been extended at loft level through the addition of a rear box dormer. There are two front hipped dormers with rooflights above to the principal roof pitch and the property has previously been extended to the side (south-eastern) elevation through the addition of a single storey garage. The existing dwelling is set substantially back from the roadside by a front driveway and garden amenity space. To the rear of the dwelling, ample garden amenity space can be located with mature boundary planting to the site's boundaries. The existing dwelling is composed of brick exterior walls with tile hanging at first floor level, plain concrete roof tiles, powder coated aluminium and uPVC windows and powder coated aluminium and timber doors.

There are a number of large detached dwellings within the sites locality which have generous plot sizes and decent setbacks from the highway edge.

With regards to policy constraints, the site is not located within any built up area boundary.

APPLICATION DETAILS

The development proposal would demolish the existing single storey side (south-eastern) elevation porch and replace it with a two-storey side, front and rear extension. This element of the proposal would measure at approximately 12.8m in length, 4.1m wide, have an eaves height of 3.5m and a ridge height of 7.2m.

A new single storey flat roofed extension would be developed to the properties rear (north-eastern) elevation. The existing footprint would be slightly increased when compared to the existing arrangement and the extension would project at approximately 3.5m in length and 8.2m wide when compared to the existing. The extension would measure at 3.3m high.

A new detached garage outbuilding would be erected as part of the development proposal with a barn hip and cat slide roof. The outbuilding would measure at around 7.3m in length, 6.4m wide, have an eaves height of 2.1m and a ridge height of 4.1m high.

The existing box rear dormer would be removed and two new pitched dormer windows would be installed to the properties rear roof pitch. Furthermore, the external mounted foul surface water drain pipes would be rationalised above ground level.

Proposed external materials would comprise facing brickwork and tile hung walls, plain concrete roof tiles, powder coated thermally broken aluminium windows and 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, Site Allocation Development Plan Document (DPD) and the Cuckfield 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.

Neighbourhood Plan

Cuckfield Neighbourhood Plan (Made May 2014)

Relevant policies:

Policy CNP1 - Design of New Development and Conservation

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 stage 1 hearings were concluded on the 31st October 2024. There are unresolved objections to the majority of 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)

The National Planning Policy Framework (NPPF) 2024 is a material consideration. Paragraphs 2, 8, 11, 39, 48, 131, 135 & 139.

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 Amenities
- Other Matters
- Biodiversity Net Gain

Design and Character

Policy DP26 of the District Plan states, in part:

'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:

- o is of high-quality design and layout and includes appropriate landscaping and greenspace;*
- o 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;*
- o creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- o protects open spaces, trees and gardens that contribute to the character of the area;*

o 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 CNP1 of the Cuckfield Neighbourhood Plan states that:

'New development in accordance with the Neighbourhood Plan will be permitted where it:

a) Is designed to a high quality which responds to the heritage and distinctive character and reflects the identity of the local context of Cuckfield as defined on Map 3 - Conservation Areas and Character Areas, by way of;

i. height, scale, spacing, layout, orientation, design and materials of buildings,

ii. the scale, design and materials of the public realm (highways, footways, open space and landscape), and

b) Is sympathetic to the setting of any heritage asset and

c) Follows guidance in the Conservation Area Appraisals and Management Plans, the High Weald AONB Management Plan, and

d) Respects the natural contours of a site and protects and sensitively incorporates natural features such as trees, hedges and ponds within the site, and

e) Creates safe, accessible and well-connected environments that meet the needs of users, and

f) Will not result in unacceptable levels of light, noise, air or water pollution, and

g) Makes best use of the site to accommodate development.'

Additionally, Policy CNP10 of the Neighbourhood Plan states:

'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.'

With regard to the quoted 'map 3' within Policy CNP1, the site is not located within a specified character area.

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.'

Furthermore, Principle DG50 of the Design Guide notes that:

'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 extensions that reflect the character of the existing property.'

Principle DG50 of the Mid Sussex Design Guide elaborates further on what constitutes 'good design' in relation to 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.'

Principle DG51 specifically relates to rear extensions and states that *'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 side extension would immediately adjoin the existing property with a slight stepping down in ridge height to the host dwelling. This offset is considered to improve the extensions subservience, despite its two-storey size and scale. The use of a front dormer window is considered to be reflective of the existing principal elevation and would utilise a hipped roof design. Furthermore, the continuation of brick exterior walls at ground floor level and tile hanging at first floor level are considered to help the side extension embed into the existing.

It is noted that the proposed side extension would extend slightly forward of the existing two storey principal elevation. However, the proposed extension would not sit forward of the existing porch to the host dwelling. As such, the proposal is not considered to significantly alter the existing established building line.

As for the proposed rear extension, this element would be set entirely at ground floor level and would use a single ply flat roof membrane. It is considered that this element would appear entirely subservient to the host dwelling and would use matching materials to further assimilate to the existing.

The existing rear dormer would be removed and reinstate the rear roof pitch with the addition of two pitched roof dormers. Whilst these would sit at a high level, these are not considered to appear overly incongruous given their context. It is considered that the removal of the existing box style dormer and alteration to smaller pitched dormers would, on balance, constitute a design improvement.

A new single storey garage outbuilding would be erected within the properties front garden amenity space, which would use a mix of a barn hip and cat slide roof pitch. Whilst the garage is sited on land which is of a higher natural floor level than the host dwelling, this is mitigated for by a limited size and scale with a low eaves height. The garage would be positioned forward of the dwellings principal elevation and therefore would break the established building line on site. Nevertheless, within the cluster of dwellings positioned to the northern side of the highway, other properties have developed detached outbuildings within their front garden amenity space. As such, the proposal is not considered to be a significant departure from the current arrangement within the sites locality.

In summary, the proposal is considered to comply with the provisions of DP26 of the District Plan, Policies CNP1 and CNP10 of the Cuckfield Neighbourhood Plan and the relevant principles of the Mid Sussex Design Guide SPD.

Impact on Neighbouring Amenities

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 DP29);'

The proposal would introduce a two storey extension within a close proximity to the sites shared boundary with Tylers to the south-east. There would be a 1.38m gap at its closest point with the neighbouring site. A total of three rooflights would face back towards the proposal at the neighbouring property and these rooflights are not considered to offer a level of outlook and more so used for serving light into the internal rooms. It is considered that these rooflights would still receive ample light by virtue of their upwards facing positioning and the extension would not give rise to a significant overshadowing impact.

It is considered that the proposed single storey rear extension would be contained to a limited size and scale. Furthermore, this extension would not likely significantly project further than the neighbouring rear elevation and therefore would not result in an overbearing impact.

There would be a number of side (south-eastern) elevation rooflights which would face towards the neighbouring property. The proposed first floor window to this elevation would serve an en-suite and would likely use an obscure glazed finish. As for the ground floor windows, these would be limited in outlook and permitted development rights could be used to erect a 2m high fence to obstruct views further. It is therefore not considered that the proposed windows would result in a significant overlooking impact.

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

Other Matters

It is noted that Southern Water raised concerns in relation to the proposed regarding the proposed disposal of foul and surface water drainage following the proposed rationalisation of the external mounted foul surface water drainage pipes. A condition securing further information with regards to these details was subsequently recommended. However, it is not considered reasonable to impose such a pre-commencement condition given that such details can be covered within the building regulations phase of development.

A condition ensuring that the proposed outbuilding remains within the same planning unit is considered relevant and necessary in the instance that planning permission is granted. Nevertheless, the proposed outbuilding as proposed is considered to be of an incidental use to the host dwelling in its current form.

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 appropriate in terms of design and will not negatively impact on the host dwelling nor its immediate setting, will not result in harm towards neighbouring amenities.

The proposal will comply with Policy DP26 of the District Plan, Policies CNP1 and CNP10 of the Cuckfield Neighbourhood Plan, the MSDC Design Guide and the requirements of the NPPF.

Decision: Permission

Case Officer: Stefan Galyas