

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0327	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Erection of first floor front extension on top of existing porch		
Site:	38 Woodlands Road, Haywards Heath, West Sussex, RH16 3JU, , , ,		
Validation Date	10 Feb 2025	Overall Expiry Date:	7 Mar 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	24 Mar 2025
Target Date:	7 Apr 2025	Recommending Officer Signature:	<i>Catherine Cardin</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	24 Mar 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0327

**38 Woodlands Road, Haywards Heath, West Sussex, RH16 3JU, , ,
Erection of first floor front extension on top of existing porch
Anna Kingston**

SUMMARY OF REPRESENTATIONS

One letter of representation was received. This was in support of the application and noted a similar existing design with the street scene.

SUMMARY OF CONSULTEES

None received.

TOWN COUNCIL OBSERVATIONS

No comment.

INTRODUCTION

Planning permission is sought for the erection of first floor front extension on top of an existing porch.

RELEVANT PLANNING HISTORY

09/02506/FUL- Single storey front extension. Permission.

09/02506/NONMAT- Change shape of roof to twin pitch without flat section, similar to others built in the street. Permission.

DM/19/1261- Remove existing conservatory and garage. Construct new single storey rear extension and detached store. Permission.

SITE AND SURROUNDINGS

38 Woodlands Road is a two- storey semi-detached property. It is constructed of red brick, with white UPVC windows and a plain tile roof. It has pebble dash rendered walls on the first-floor elevation. The dwelling benefits from off road parking to the front of the property and from a single storey pitched roof extension to the rear.

The application site lies within the built-up area of Haywards Heath. Neighbouring properties are located to the east, west and south. The highway is located to the north of the application site.

APPLICATION DETAILS

Planning permission is sought for the erection of a first-floor extension above an existing porch on the front elevation. This would extend an existing bedroom on the first floor. The extension would measure some 3 metres in width and some 1.4 metres in depth. The extension would have a hipped roof, with a height to the ridge of some 6.3 metres and a height to the eaves of some 5 metres. The external materials proposed are all to match the existing building.

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 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- Design and Character

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

Haywards Heath Neighbourhood Plan was made in 2016.

Relevant policies:

Policy E9- Design

Policy H9- Building Extensions

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

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 and Character
- Neighbouring amenity
- 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 (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 E9 of the Haywards Heath Neighbourhood Plan relates to design and states that:

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.*
- *Proposals affecting a listed building, conservation area, building of local interest or public park of historic interest or their setting should preserve or enhance their special interest and/or distinctive character.*

Policy H9 of the Haywards Heath Neighbourhood Plan relates to extensions and states that:

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. o 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 MSDC Design Guide establishes design principles for extensions to dwellings and states that:

Extensions should respond to the design of the original dwelling and applicants 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 allowing the original building to remain the dominant element of the property whether it has one or several additions.

Principle DG50 of the MSDC Design Guide relates to front extensions and states 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 extension that reflect the character of the existing property.

The application site relates to a residential area of Haywards Heath, where properties are of a similar age and design.

The proposal seeks to extend above the existing porch on the front elevation. It is considered that the proposed extension is modest in scale, allowing the original building to remain the dominant element, and would be of an appropriate design. As the materials will match the existing, it is considered that the proposal would respond appropriately to the application property.

Whilst the MSDC Design Guide does not specifically support first floor front extensions, the proposed extension is considered modest in scale and would reflect the character of the existing property. In addition, the design is stepped back, as set out in principle DG50 of the MSDC Design Guide. Furthermore, the street contains a variety of front porch extensions and there is an example of a similar extension to the proposed in the street. The design is therefore not considered to be harmful to the character of the existing building, nor the appearance of the area.

The proposal is therefore considered to comply with policy DP26 of the District Plan, policies E9 and H9 of the Haywards Heath 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);'*

Regarding the neighbour at 40 Woodlands Road, whilst the extension would increase the ridge height, the proposal would be set back from the shared boundary by some 2.3 metres. Due to this distance between the properties and the proposed hipped roof reducing the overall bulk of the extension, it is not considered that there would be a significant loss of light or outlook to this neighbour.

Regarding the neighbour at 36 Woodlands Road, whilst the extension would increase the ridge height, the layout of the properties means that 38 Woodlands Road is angled away from this neighbour and

therefore it is not considered that there would be a significant loss of light to this neighbour. Given the distance to this neighbour of some 2.6 metres, it is not considered that the development would have a significant impact to the outlook to this neighbour.

As no windows are proposed on either side elevation, it is not considered that the extension would give rise to any overlooking concerns.

Due to the domestic nature of the proposed development, it is considered that there would not be a harmful impact in terms of noise, air and light pollution.

The proposal is therefore considered to comply with Policy DP26 of the District Plan, and the relevant principles of the Mid Sussex Design Guide SPD.

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 appropriate in terms of design and will not negatively impact the host dwelling, the character of the area, and will not harm neighbouring amenities.

The proposal would therefore accord with the requirements of policy DP26 of the Mid Sussex District Plan, Haywards Heath Neighbourhood Plan, the Mid Sussex Design Guide SPD and the relevant provisions of the NPPF.

Decision: Permission

Case Officer: Catherine Cardin