

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2798	Case Officer:	Caroline Grist
Application Type:	Householder Application		
Proposal:	Demolition of existing garage and erection of greenhouse		
Site:	5 Bylanes Crescent, Cuckfield, Haywards Heath, West Sussex, RH17 5HA, , ,		
Validation Date	30 Oct 2025	Overall Expiry Date:	25 Nov 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	11 Dec 2025
Target Date:	25 Dec 2025	Recommending Officer Signature:	<i>Caroline Grist</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	12 Dec 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2798

**5 Bylanes Crescent, Cuckfield, Haywards Heath, West Sussex, RH17 5HA, ,
Demolition of existing garage and erection of greenhouse
Mr Christopher Malone**

SUMMARY OF REPRESENTATIONS

No representations have been received in response to this application.

SUMMARY OF CONSULTEES

No responses have been received from consultees.

PARISH COUNCIL OBSERVATIONS

No objection.

INTRODUCTION

Planning permission is sought to demolish the existing garage and erection of greenhouse

RECENT PLANNING HISTORY

07/01321/FUL - Single storey front conservatory/bay. Refused.

SITE AND SURROUNDINGS

5 Bylanes Crescent is a detached, two storey, south east facing dwelling. It is constructed of red brick, with cream weatherboarding at the first floor level, a pan tile roof and upvc windows. It is characterised by a bay window and pediment style feature over the front door. The dwelling also benefits from a single bay, flat roof garage, set behind the house, that adjoins the neighbouring property.

The dwelling is situated within the built up area of Cuckfield. Neighbouring dwellings are situated to the east and west of the application site. To the north of the site is a belt of trees, protected by a Tree Preservation Order (TPO), whilst the highway is to the south. The dwelling is set back from the highway from by a front garden and there is a drive way to the side, in front of the garage.

APPLICATION DETAILS

This application seeks to demolish the existing garage and to erect a green house in the same position. The conservatory would be 0.1 metres shorter than the existing building and would be the same width. It is to have a pitched roof design that would measure approximately 2.1 metres to the eaves and 3.4 metres to the ridge. Between the conservatory and the neighbours garage a section of brick is proposed that would have an overall hight of some 2.4 metres. The building and roof is to be predominantly glazed, with an aluminium frame, and have a brick plinth. The eastern elevation is also to be finished in brick.

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 Development Plan Document.

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

Site Allocations Development Plan Document

The Site Allocations DPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

There are no relevant policies.

Cuckfield Neighbourhood Plan

The Cuckfield Neighbourhood Plan was made on 1st October 2014.

Relevant policies:

CNP1 - Design of New Development and Conservation

CNP10 - Building Extensions Within and Outside the Built Up Area Boundary

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 the 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:

DPS2 - Sustainable Design and Construction

DPS6 - Health and Wellbeing

DPC4 - High Weald Area of Outstanding Natural Beauty

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

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:

- 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 protects valued townscapes and the separate identity and character of towns and villages;*
- 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 (see Policy DP27);*
- o creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- o incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- o positively addresses sustainability considerations in the layout and the building design;*
- o 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;*
- o optimises the potential of the site to accommodate development'.*

The ethos of this policy is echoed in policy CNP1 of Cuckfield Neighbourhood Plan. For this policy the application site lies within the Ardingly Road, Bylanes, Chapelfields and The Highlands Character Area.

Cuckfield Neighbourhood Plan policy CNP10 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'.*

The Mid Sussex Design Guide SPD also provides advice for extensions to dwellings. Principle DG49 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'.

In terms of side extensions, principle DG50 sets out they

'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'.

The application site is situated within an established residential area. Houses vary in design, however there is a consistency in terms of overall form, appearance and materials. They are also set back from the highway and are well spaced.

Planning permission is sought to demolish an existing garage and construct a conservatory. Whilst it is noted that the garage forms part of a pair with 7 Bylanes Crescent, this is not a regular feature within the streetscene. Furthermore the garage is set behind the rear elevation of the application property and No.7, which screens the building from wider views. As such it is considered that the loss of the garage, in design terms, would not be harmful.

In terms of the proposed greenhouse, it is to remain of a similar footprint to the current garage building. It is considered that the scale of this building would be appropriate as an ancillary building and in relation to the host dwelling. The proposed design would involve the elevation facing the highway being finished in brick, to match the main house, rather than glazed. The use of brick would be consistent with the character of the streetscene, rather than a glazed elevation. Overall, taking into account the position and function of the building, it is considered that it would be appropriate in design terms and would not create a harmful addition to the streetscene.

The proposal would result in the loss of an off road parking space, as the garage is to be demolished. It is understood that the property has three bedrooms. The West Sussex County Council parking calculator would require three off road parking spaces for a dwelling in this location with three or more bedrooms. The dwelling benefits from a driveway, which is to be retained, that is some 3.0 metres wide and 17 metres deep. An area of hardstanding has also been created to the side of the drive way as well. It is further acknowledged that the existing off road parking area could be enlarged in the future and that there are no parking restrictions on the public highway. It is therefore considered that the proposal would be unlikely to have a harmful impact in terms of highway safety and would not have a harmful impact on the streetscene.

In terms of the impact to amenity, the proposed greenhouse is of a similar footprint to the existing garage. Whilst the proposed building is taller than the existing structure, it would pitch away from neighbouring properties and would be of a lightweight design. As such it would not result in a loss of light or outlook to neighbouring properties. It is noted that the side elevation is to be glazed, however this is set away from 3 Bylanes Crescent and there is an established boundary fence in situ. There would therefore be no harmful impact in terms of overlooking.

Given the domestic nature of the proposal, there would not be a harmful impact in terms of noise, air or light pollution.

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 would accord with the requirements of policies DP21 and DP26 of the Mid Sussex District Plan and policies 1 and 10 of the Cuckfield Neighbourhood Plan. It is therefore considered acceptable.

Decision: Permission

Case Officer: Caroline Grist

