

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2525	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Demolition of existing garage and erection of replacement single storey side and rear extension.		
Site:	31 Western Road, Haywards Heath, West Sussex, RH16 3LR, , , ,		
Validation Date	7 Oct 2025	Overall Expiry Date:	11 Dec 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	15 Dec 2025
Target Date:	2 Dec 2025	Recommending Officer Signature:	<i>Catherine Cardin</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	15 Dec 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2525

**31 Western Road, Haywards Heath, West Sussex, RH16 3LR, , ,
Demolition of existing garage and erection of replacement single storey side and rear extension.
Mr Grinsted**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Southern Water

No objection.

TOWN COUNCIL OBSERVATIONS

No comment.

INTRODUCTION

Planning permission is sought for the demolition of existing garage and the erection of a single storey side and rear extension.

RELEVANT PLANNING HISTORY

HH/042/85- Outline application - erection of a terrace of three houses with integral garages. Withdrawn.
HH/081/89- Erection of 8 no semi-detached dwellings with integral garages access onto stratfield close. Withdrawn.

SITE AND SURROUNDINGS

31 Western Road is a two-storey semi-detached property. It is constructed of red brick, with white upvc windows and a plain tile roof. The property benefits from an attached garage to the side of the property.

The property is located within the built-up area boundary of Haywards Heath. Neighbouring properties are located to the northeast, southwest and northwest. Highway is located to the southeast.

APPLICATION DETAILS

The application seeks planning permission to demolish an existing garage and to erect a single storey side and rear extension.

The side extension would measure some 2.4 metres in width and some 1.5 metres in depth. This would have a pitched roof, with a maximum height of some 3.4 metres and a height to the eaves of some 2.4 metres. It is proposed to install a door on the side (southwestern) elevation and the front (southeastern) elevation. This would have slate roof tiles, facing brickwork and powder coated aluminium windows and doors.

The rear extension would have a maximum width of some 5.9 metres and a maximum depth of some 6.4 metres. This would have a dual pitched roof, with a height to the ridge of some 3.3 metres and a height to the eaves of some 2.4 metres. It is proposed to install patio doors on the rear (western) elevation. This would powder coated aluminium doors. It is proposed to use this as a kitchen.

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 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:

DP21- Transport

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.

Relevant policies.

No relevant policies

Neighbourhood Plan

Haywards Heath Neighbourhood Plan was made in 2016.

Relevant policies:

Policy H9 - Extensions

Policy E9 - Design

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

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;

- Character and Design
- Neighbouring amenities
- Parking arrangements
- Biodiversity Net Gain

Character and Design

Policy DP26 of the Mid Sussex District Plan relates to design and character and 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.'

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:

o The scale, height and form fit unobtrusively with the existing building and the character of the street scene.
o Spacing between buildings would respect the character of the street scene.
o Gaps which provide views out to surrounding countryside are maintained.
o Materials are compatible with the materials of the existing building.
o The traditional boundary treatment of an area is retained and, where feasible reinforced.
o The privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.

Policy E9 of the Haywards Heath neighbourhood Plan relates to design and states:

'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:

o height, scale, spacing, layout, orientation, design and materials of buildings,
o the scale, design and materials of the development (highways, footways, open space and landscape),
and is sympathetic to the setting of any heritage asset,
o respects the natural contours of a site and protects and sensitively incorporates natural features such
as trees, hedges and ponds within the site,
o creates safe, accessible and well-connected environments that meet the needs of users,
o Will not result in unacceptable levels of light, noise, air or water pollution,
o Makes best use of the site to accommodate development,
o 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.'

Principle DG49 states in part that *'extensions should typically use simple, uncomplicated building forms to complement and coordinate with the scale, form and massing of the original dwelling.'*

DG50 relates to side extensions and states in part that *'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.'*

Principle DG51 of the MSDC Design Guide 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 locality is characterised by semi-detached dwellings of similar designs and forms. Although there is uniformity at this end of Western Road in terms of dwelling type and building lines, there is significant variation in terms of gaps between properties. A number of the surrounding semi-detached dwellings have also undergone single storey and two storey side extensions, in most cases appearing subordinate to the original dwelling. This means that the loss of symmetry between the semi-detached properties and loss of gaps between the buildings is not as apparent as would be the case were these gaps consistent. The proposed works would be of a design, form and scale that would appear in proportion and appropriate to the character of the existing dwelling and the street scene.

Impact on Neighbouring Amenities

In terms of impact on neighbouring amenities, Policy DP26 of the District Plan states proposals should

'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'.

To the southwest is 29 western Road. Given the single storey and modest nature of the proposal, it is not considered that the proposal would cause significant harm to the light and outlook of this neighbour. A glass door is proposed on the side (southern elevation). Given the existing boundary treatments, it is not considered that this would give rise to significant overlooking concerns.

To the northeast is 33 Western Road. Given that the development would largely be screened by the application property itself, it is not considered that the proposal would be harmful to the amenities of this neighbour.

Due to the residential nature of the proposed development there would not be any significant harm regarding noise, air or light pollution.

It is therefore considered that the proposal would not cause harm to the amenities of neighbouring properties. The proposal is therefore deemed to accord with the above part of policy DP26 of the District Plan.

Parking arrangements

Policy DP21 of the District Plan states that to meet the objectives of the West Sussex Transport Plan 2011- 2026, decisions on development proposals will take account of whether: *'the scheme provides adequate car parking for the proposed development taking into account the accessibility of the development, the type, mix and use of the development and the availability and opportunities for public transport; and with the relevant Neighbourhood Plan where applicable;*.

It is noted that the proposal would result in the loss of garage parking associated with the dwelling. West Sussex County Council Parking Standards Guidance (2020) outlines the County Council's approach to parking at new developments to ensure that sufficient parking is provided to meet the needs of the development while maintaining highway network operations, protecting surrounding communities and pursuing opportunities to encourage use of sustainable modes of transport. The property currently has two bedrooms. West Sussex County Council Parking Standards Guidance (2020) outlines that for a 2-bedroom dwelling in this location that 2 parking spaces should be provided. The proposal would result in an external parking space at the front and side of the house to accommodate two cars. In addition, there are no restrictions on the surrounding roads that would prevent on road parking. It is therefore considered that, in this instance, the proposal would be acceptable in terms of highways impact.

Therefore, the proposal is deemed to comply with policy DP21 of the Mid Sussex District Plan and the WSCC Parking Standards Guidance.

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 proposal is considered to be acceptable in terms of design, size and scale to the dwellinghouse and locality, and would not cause harm to the amenities of neighbouring properties. In conclusion, the proposal would accord with the requirements of policy DP21, DP26 of the Mid Sussex District Plan and policies E9 and H9 of the Haywards Heath Neighbourhood Plan. It is therefore considered acceptable.

Decision: Permission

Case Officer: Catherine Cardin