

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0903	Case Officer:	Andrew Horrell
Application Type:	Householder Application		
Proposal:	Proposed side/rear extensions, demolition of existing garage and garden room extension with associated internal and external works.		
Site:	6 Franklands Village, Haywards Heath, West Sussex, RH16 3RA, , , ,		
Validation Date	7 Apr 2025	Overall Expiry Date:	9 May 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	6 Jun 2025
Target Date:	2 Jun 2025	Recommending Officer Signature:	Andrew Horrell

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	6 Jun 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0903

**6 Franklands Village, Haywards Heath, West Sussex, RH16 3RA, , ,
Proposed side/rear extensions, demolition of existing garage and garden room extension with
associated internal and external works.
Mr S Aylott**

SUMMARY OF REPRESENTATIONS

None received

SUMMARY OF CONSULTEES

Southern Water: Following the weekly list sent on 14th April 2025, Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue and no Southern Water assets will be affected. Therefore, Southern Water has no objections to this proposal.

Conservation Officer: 6 Franklands Village is an unlisted semidetached house located within the Franklands Village Conservation Area. It is one half of a handed pair with 8 Franklands Village. Although both buildings have been subject to alteration, the original character of the pair is largely retained, as well as the symmetry of the front elevation, which is a key feature of the semi-detached houses within the Conservation Area.

The current proposal is for alterations and an extension to the house comprising:

- Removal of the existing garage and rear garden room extension and construction of a replacement single storey addition wrapping around the side and rear of the building; and
- A new porch in the angle of the extension and the house.

This application follows on from approval of a similar scheme, with the exception of the addition of the porch (as opposed to the approval which included a new porch to the front elevation of the house) and to the inclusion of two rooflights to the rear roofslope of the extension (as opposed to a roof lantern which was part of the approved scheme). These amendments are not considered to materially affect the impact of the proposal on the character and appearance of the Conservation Area, and are not therefore considered contentious.

The proposal is therefore considered to meet the requirements of District Plan Policy DP35 and the relevant paragraphs of the NPPF.

I'd suggest the same conditions as were imposed on the previous permission, with one addition:

- The rooflights to the rear of the extension shall be flush fitting, metal framed, conservation style rooflights.

TOWN COUNCIL OBSERVATIONS

No comment

INTRODUCTION

Planning permission is sought for a side/rear extensions with the demolition of the existing garage and garden room extension with associated internal and external works.

SITE AND SURROUNDINGS

6 Franklands Village is a two-storey semi-detached hipped roofed dwelling. The walls a mix of face brickwork, tile hanging and painted brickwork with upvc doors and windows. The dwelling is characterised by an existing rear lean- to and detached garage to side/rear and car port.

To the south-west of the site is the driveway to the highway beyond, to the north-east of the site is the rear garden with close boarded fencing to woodland beyond, to the north-west of the site is the adjoining No.8 and to the south-west of the site is close boarded fencing to Mulberry shop beyond.

The site is within the built-up area of Haywards Heath and within the Franklands Village Conservation Area.

APPLICATION DETAILS

The existing garden room approximately measures 3m in depth, 5.2m in width with a height to eaves of 2.45m and an overall height of 2.9m.

The existing garage approximately measures 7.55m in depth, 3.9m in width with a height to eaves of 2.8m and an overall height of 3.15m

The previously approved single storey side/rear extension approximately measures 7.25m in maximum depth, 8.25m in width with a height to eaves of 2.7m and an overall height of 3.8m. This will serve a kitchen/dining room and study.

The proposal has the same footprint and heights as the previous approval. The changes are the installation of two rear rooflights which approximate measure 0.8m by 0.7m and the installation of a side porch canopy which approximately measures 0.8m in depth, 1.5m in width with a height to eaves of 2.5m and an overall height of 3.25m

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:

Policy DP21 - Transport
Policy DP26 - Character and Design
Policy DP35 - Conservation Areas

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.

Haywards Heath Neighbourhood Plan

The Haywards Heath Neighbourhood Plan was made on 15th December 2016

Relevant policies:

Policy E9 - Design

Policy H9 - Residential 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:

DPB1 - Character and Design

DPB3 - Conservation Areas

DPT4 - Parking and Electric Vehicle Charging Infrastructure

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.

WSCC Guidance on Parking at New Developments - September 2020

National Planning Policy Framework (NPPF) (December 2024)

The National Planning Policy Framework (NPPF) 2024 is a material consideration. Paragraphs 8, 11, 131, 135 and 207 - 215 are considered to be relevant to this application.

Planning (Listed Buildings and Conservation Areas) Act 1990:

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 directs that in considering whether to grant planning permission for development which affects a conservation area, the local planning authority or, as the case may be, the Secretary of state shall have special attention to the desirability of preserving or enhancing the character or appearance of that area.

ASSESSMENT

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 DP27);
- 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'.

Policies H9 and E9 of the Haywards Heath Neighbourhood Plan are most relevant.

Policy H9 states:

'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 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'.

The Design Guide refers to household extensions in Chapter 9.

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.'

Also relevant is Principle DG50: side extensions, which states:

'side extensions are typically visible from the public realm and will be resisted where they have an adverse impact on the street scene or the appearance of a dwelling.'

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.'

Design Guide Principle DG51 refers to rear extensions and states:

'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.'

Adjoining No.8 Frankland Village is characterised by a single storey rear extension (14/03456/HOUS). The application site had a similar rear extension.

The proposed single storey side/rear extension is considered acceptable in terms of design, size and scale to the existing dwellinghouse and surrounding properties. The proposal would be visible from the street but will be set back and subordinate in form to the host building and will be built in matching materials. The proposal will therefore accord with Policy DP26 of the Mid Sussex District Plan and Policies E9 and H9 of the Haywards Heath Neighbourhood Plan and also accords with the Design Guide principles.

Impact on the Conservation Area

This application needs to be considered with reference to guidance contained in the relevant paragraphs of the NPPF and with regard to the statutory duty of the Council, as the Local Planning Authority, to have special regard to the desirability of preserving the character or appearance of the Franklands Village Conservation Area, as set out in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The District Plan contains Policy DP35, which requires development to conserve or enhance the special character and appearance of Conservation Areas. The Policy states:

'Development in a conservation area will be required to conserve or enhance its special character, appearance and the range of activities which contribute to it. This will be achieved by ensuring that:

- New buildings and extensions are sensitively designed to reflect the special characteristics of the area in terms of their scale, density, design and through the use of complementary materials;*
- Open spaces, gardens, landscaping and boundary features that contribute to the special character of the area are protected. Any new landscaping or boundary features are designed to reflect that character;*
- Traditional shop fronts that are a key feature of the conservation area are protected. Any alterations to shopfronts in a conservation area will only be permitted where they do not result in the loss of a traditional shopfront and the new design is sympathetic to the character of the existing building and street scene in which it is located;*

-Existing buildings that contribute to the character of the conservation area are protected. Where demolition is permitted, the replacement buildings are of a design that reflects the special characteristics of the area;
-Activities such as markets, crafts or other activities which contribute to the special character and appearance of the conservation area are supported;
- New pavements, roads and other surfaces reflect the materials and scale of the existing streets and surfaces in the conservation area.

Development will also protect the setting of the conservation area and in particular views into and out of the area.

New buildings of outstanding or innovative design may be acceptable in conservation areas provided that their impact would not cause material harm to the area.'

E9 of the Haywards Heath Neighbourhood Plan has a similar ethos stating:

'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'.

Paragraphs 212 - 215 of the NPPF are most relevant and state:

'212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be).

This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

213. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

214. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

The Conservation Officer has commented on the proposal and has confirmed that the proposal meets the requirements of District Plan Policy DP35 and the relevant paragraphs of the NPPF subject to conditions.

Therefore, the proposal is deemed acceptable in terms of DP35 of the Mid Sussex District Plan, E9 of the Haywards Heath Neighbourhood Plan and the relevant paragraphs of the NPPF.

Impact upon neighbouring amenities

District Plan Policy DP26 and Neighbourhood Plan Policy H9 are relevant in the determination of this application with regards to the impact of the changes on residential amenities. There is a conflict in the phrasing of these policies. Policy DP26 requires that 'All applicants will be required to demonstrate that development does not cause significant harm to the amenities of existing nearby residents and future occupants of the new dwellings.' In contrast Policy H9 states that extensions to existing dwellings will be permitted where the privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.

Under section 38(5) of the Planning and Compulsory Purchase Act 2004 if a policy contained in a development plan for an area conflicts with another policy in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published. As such, Policy DP26 of the MSDP is considered to take precedence and therefore the test in this instance is whether the development causes significant harm to neighbouring amenities as outlined above.

District Plan Policy DP26 requires 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.'

In addition, Principle DG45 in the Design Guide refers to the need to consider privacy of existing and future residents and it is noted that privacy may be affected by the relationship of buildings to each other.

Given the extended nature of No.8 and the nature of the building to the south-east, significant harm to light or outlook will not be caused. Given the single storey nature of proposal, significant harm will not be caused in terms of privacy and overlooking. Coupled with this, a degree of overlooking is to be expected within the built-up area. Therefore, in terms of neighbouring amenities, the proposal is deemed to comply with policy DP26 of the Mid Sussex District Plan and H9 of the Haywards Heath Neighbourhood Plan.

Parking Provision

As the garage is to be lost for parking, therefore parking standards should be assessed.

The property as shown from the proposed plans has 2 bedrooms, West Sussex County Council September 2020 Parking Standards Guidance outlines that for a 2-bedroom dwelling in this location that 1.3 parking spaces should be provided. The driveway has parking for at least two cars. Therefore, the proposal complies with policy DP21 of the Mid Sussex District Plan and 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

In conclusion, the proposal would preserve the character of the Franklands Village Conservation Area and would be in character with the area and the dwelling and not be harmful to neighbouring amenities and parking provision is acceptable.

The proposal is found to accord with District Plan Policies DP21, DP26 and DP35, Policies H9 and E9 of the Haywards Heath Neighbourhood Plan, WSCC Parking Standards Guidance and the principles of the adopted Design Guide and relevant paragraphs of the NPPF.

Decision: Permission

Case Officer: Andrew Horrell

