

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0647	Case Officer:	Stuart Malcolm
Application Type:	Householder Application		
Proposal:	Proposed single storey rear extension, two pitched roof front facing dormers, pitched roof porch and a raised rear patio/ terrace area.		
Site:	2 Swedish Houses, Church Lane, Twineham, Haywards Heath, West Sussex, RH17 5NR, ,		
Validation Date	13 Mar 2025	Overall Expiry Date:	8 Apr 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	7 Apr 2025
Target Date:	8 May 2025	Recommending Officer Signature:	<i>Stuart Malcolm</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	9 Apr 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0647

**2 Swedish Houses, Church Lane, Twineham, Haywards Heath, West Sussex, RH17 5NR,
Proposed single storey rear extension, two pitched roof front facing dormers, pitched roof porch
and a raised rear patio/ terrace area.
Mrs Wendy Von Bergen**

SUMMARY OF REPRESENTATIONS

None

SUMMARY OF CONSULTEES

NatureSpace (Newts): It is considered that the proposed development would present a low risk to great crested newts and/or their habitats. However, as the development is within the red Impact Risk Zone, as modelled by district licence mapping, an informative is recommended advising the applicant of their responsibilities

PARISH COUNCIL OBSERVATIONS

No objections

INTRODUCTION

This application (DM/25/0647) seeks planning permission for a single storey rear extension, two pitched roof front facing dormers, a pitched roof porch and a raised rear patio/terrace area at 2 Swedish Houses, Church Lane, Twineham.

RELEVANT PLANNING HISTORY

DM/22/1854 - Proposed two storey pitched roof side extension with new rear dormer and existing dormers to have pitched roofs added - Permission, July 2022

DM/22/2545 - Non-material amendment to DM/22/1854 to allow for minor ground floor layout changes to optimise space - Permission, September 2022

SITE AND SURROUNDINGS

No 2 Swedish Houses is a 3 bed semi detached house located on a quiet lane on the approach to Twineham Church. The lane has a number of residential properties along it and is located in the centre of Twineham village. There are two similarly designed pairs of properties on the southern side of the road, backing onto the recreation ground. The property has recently been extended following implementation of the planning permission noted above.

The two nearest neighbours, and therefore those that are most likely to be affected by the proposals, are the adjoining house at 1 Swedish Houses which is to the east and the neighbour to the west at 3 Swedish Houses.

In policy terms, the site is within the countryside as defined by the development plan.

APPLICATION DETAILS

The single storey rear extension measures 4.7 m in width and 3.6 m in depth and is located on the eastern side of the back of the house. Cream cladding and roof tiles will match the existing house.

Two new dormer windows in the front/north facing roof slope are proposed and these will have matching roof tiles and largely resemble the existing dormers in size and appearance.

A new open porch to the front façade with matching roof tiles and brickwork is proposed.

The final element is a new patio/terrace area using composite materials and this area will infill the area directly behind the main house as existing and adjacent to the proposed rear extension.

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 Site Allocations Development Plan Document and the Twineham 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 in 2018. The most relevant policy is:

DP12 - Protection and Enhancement of Countryside
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.

Twineham Neighbourhood Plan

The Neighbourhood Plan is made so forms part of the development plan. The most relevant policies are:

Policy TNP2 Design
Policy TNP4 Landscape and Environment

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.

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 is a material consideration. Paragraphs 8, 11, 131 and 135 are considered to be relevant to this application.

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 residential amenity; and
- Biodiversity net gain.

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.'*

Policy TNP2 of the Neighbourhood Plan states that:

'All development should be of good design consisting of the best practice standards for well designed new homes and neighbourhoods in force at the time, contemporary and innovative design is encouraged where appropriate. This means development should:

- Include energy and water efficiency measures*
- Use quality materials, these should be sustainably and locally sourced where feasible.*

- *Apply space standards taking into account the user, circulation space and the need for storage*
- *Contribute positively to the local character and rural setting*
- *Recognise that architectural integrity is of paramount importance and respond in a coherent way*
- *Not be dominated by parking and hard surfacing*
- *Utilise appropriate landscaping.'*

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'.

Principle DG51 refers specifically 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 ground floor additions, both the rear extension including the terrace and the modest front porch, are acceptable in design terms and in respect of their scale which ensures that these proposals are in keeping with the both the existing house and the character of the surrounding area.

The two dormer additions on the front roof slope are proportionate to the size of the roof and do not unduly unbalance the property. Other front dormers are prevalent in the roofs of the immediately adjacent properties and, as a result, the street scene is not adversely affected with these additions.

All of the proposed materials are considered acceptable and will be subject to a condition.

Overall, it is considered that the scheme complies with the general design requirements of Policies DP26 and TNP2 and the Council's Design Guide. The modest nature of this householder proposal also ensures that the wider landscape aims of policies DP12 and TNP4 are met.

In residential amenity terms, the test of development here is whether or not it causes 'significant harm' to neighbouring amenity as per Policy DP26.

The porch, new dormers and terrace, by virtue of their minor nature and locations, will not cause significant harm to neighbouring residential amenity.

The single storey rear extension has the potential for more of an impact than the other proposed elements as it is the largest part of the proposals. The rear extension will however have a limited impact on the neighbouring properties. There are no rear facing windows in the east elevation of the extension that would look towards the rear of the neighbour to the east and potentially cause privacy issues. Furthermore, the ground floor extension is modest in size and scale and as such will not cause a loss of outlook or a loss of light to any of the neighbouring properties including that at 1 Swedish Cottages which is immediately adjacent.

It can be concluded therefore that the proposal will not cause significant harm to neighbouring residential amenity ensuring compliance with Policy DP26.

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.

CONCLUSION

In conclusion, the proposal is acceptable in respect of its design, with the proposal preserving the character and appearance of the area, and the impact on neighbouring residential amenity insofar as significant harm cannot be demonstrated. As such the proposal accords with the requirements of Policies DP12 and DP26 of the Mid Sussex District Plan, Policies TNP2 and TNP4 of the Twineham Neighbourhood Plan, the Mid Sussex Design Guide and the NPPF.

The application therefore accords with the development plan and there are no material planning considerations which indicate an alternative conclusion should be reached.

Planning permission should therefore be granted.

Decision: Permission

Case Officer: Stuart Malcolm