

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0930	Case Officer:	Andrew Horrell
Application Type:	Householder Application		
Proposal:	Proposed ground floor rear extension		
Site:	50 College Road, Haywards Heath, West Sussex, RH16 1QR, , , ,		
Validation Date	4 Apr 2025	Overall Expiry Date:	1 May 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	21 May 2025
Target Date:	30 May 2025	Recommending Officer Signature:	Andrew Horrell

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	21 May 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0930

**50 College Road, Haywards Heath, West Sussex, RH16 1QR, , ,
Proposed ground floor rear extension
Mr Crowley And Ms Mundronia**

SUMMARY OF REPRESENTATIONS

None received

CONSULTEE COMMENTS

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.

TOWN COUNCIL OBSERVATIONS

No comment

INTRODUCTION

Planning permission is sought for the erection of a single storey rear extension.

RELEVANT PLANNING HISTORY

None relevant

SITE AND SURROUNDINGS

50 College Road is a two-storey semi-detached pitched roofed dwelling. The dwelling is characterised by an existing side dormer and a single storey rear pitched roofed lean to (joint with No.51). The walls are face brickwork with white painted timber doors and windows.

To the north of the site is the driveway to the highway beyond, to the south of the site is the stepped down rear garden with close boarded fencing to woodland beyond, to the east of the site is the adjoining No.51 and to the west is the adjacent No.49

The site is within the built-up area of Haywards Heath.

APPLICATION DETAILS

The existing lean to is to be subsumed into the proposed single storey rear extension which approximately measures 5.6m in depth (3.73m beyond the existing lean-to), 4.52m in width with a flat roofed height to eaves of 3.1m with the proposed roof lantern creating an overall height of 3.7m. This will serve a dining and family room.

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

Neighbourhood Plan

The Haywards Heath Neighbourhood Plan has been formally 'made' as of 15th December 2016.

Relevant policies:

E9 - Design

H9 - Residential Extensions

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.

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

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 (NPPF) 2024 is a material consideration. Paragraphs 8, 11, 131 and 135.

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 Policy 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'.

DG49 relates to extensions generally and states:

'extensions should typically use simple, uncomplicated building forms to complement 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.'

Principle DG51 of the Mid Sussex Design Guide SPD relates specifically to rear extensions states the following:

'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'.

Similar rear extension characterise the streetscene including at No.41 (DM/24/0150), No.45 (04/02568/FUL), No.46 (08/03608/FUL) and No.54 (DM/17/5235).

The proposal would not be visible from the streetscene, it would be subservient and of a scale which would be in keeping with the existing dwelling. The extension would be single storey with a stepped down appearance from the main dwelling with a roof form which would be similar in appearance to extensions at neighbouring properties.

It is therefore considered that the proposal would be in keeping with the character of the property and the locality. The proposed materials used would not be out of character with the streetscene as render is used to the rear of the streetscene. Therefore, the proposal would in terms of design comply with DP26 of the Mid Sussex District Plan, E9 and H9 of the Haywards Heath Neighbourhood Plan, DG49 and DG51 of the Design Guide and the relevant paragraphs of the NPPF.

Impact on neighbouring properties

Policy H9 states that proposals should "safeguard" adjoining neighbours amenity whereas policy DP26 of the MSDP states that development 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. There is therefore some conflict between the District Plan and Neighbourhood Plan in this respect.

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.

To the western side is No. 49 College Road, which is adjacent to the dwelling. The boundary between the properties consists of a close boarded fencing with the proposed extension would be some 2.8 metres from this neighbour. Given the single storey nature of the proposal and the separation distance it is considered that the proposal would not cause significant harm to the amenities of this neighbour.

On the eastern side is No. 51 College Road which is attached to the application property through its western side elevation. The proposed extension would extend 3.73 metres beyond the rear elevation of the attached store of No. 51. It is noted that the extension would be visible from this neighbour over the existing boundary fence, however given the single storey nature and flat roof design it is considered that the proposal would not cause significant harm to the amenities of this neighbour.

Therefore, in terms of neighbouring amenities, the proposal is deemed to comply with DP26 of the Mid Sussex District Plan and H9 of the Haywards Heath Neighbourhood Plan.

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 of an appropriate design that are in keeping with the existing dwelling and will not cause harm to the surrounding area and significant harm is not deemed to be caused to neighbouring amenities.

In conclusion, the proposal would accord with the requirements of policy DP26 of the Mid Sussex District Plan as well as policies E9 and H9 of the Haywards Heath Neighbourhood Plan, Mid Sussex Design Guide SPD and the requirements of the NPPF. The application is therefore recommended for approval.

Decision: Permission

Case Officer: Andrew Horrell