

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1824	Case Officer:	Peter Davies
Application Type:	Householder Application		
Proposal:	Replacement of the existing tiled wall cladding to the front and side elevations with vertical timber cladding; construction of a new timber-framed open porch to the front elevation; replacement of the existing uPVC windows and doors to the rear and side elevations with metal-framed windows and door sets; demolition of the existing detached garage and erection of a replacement outbuilding of matching height and footprint to provide an external store and garden office.		
Site:	74 Sunnywood Drive, Haywards Heath, West Sussex, RH16 4PB, , , ,		
Validation Date	23 Jul 2026	Overall Expiry Date:	21 Aug 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	17 Sep 2026
Target Date:	17 Sep 2026	Recommending Officer Signature:	Peter Davies

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	17 Sep 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1824

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Leet

REPRESENTATION RECEIVED

None received.

TOWN COUNCIL OBSERVATIONS

No comment.

INTRODUCTION

The application seeks planning permission for replacement cladding to the front, new timber framed porch, replacement windows and doors and the demolition of the existing garage and construction of new garage.

RELEVANT PLANNING HISTORY

CU/290/83 - Garage extension. Permission

02/01862/FUL - Single storey rear extension and two storey front extension. Permission

SITE AND SURROUNDINGS

The application property is a semi-detached two storey dwelling located on the west side of Sunnywood Drive, within the built-up area boundary of Haywards heath.

The application property has a pitched roof and is constructed from brick with hanging tile at first floor, interlocking roof tiles and white uPVC fenestration. The dwelling is set back from the highway with soft landscaping and off street parking to the front. The property has a detached garage set back behind the dwelling on the north side. The locality is characterised by detached and semi-detached dwellings of a similar form with varying scale and design.

APPLICATION DETAILS

The application seeks planning permission for replacement cladding to the front, new timber framed porch, replacement windows and doors and the demolition of the existing garage and construction of new garage.

The replacement cladding is to be on the front elevation at first floor level as well as wrapping around the north side of a two-storey front protrusion. The hanging tiles are to be replaced with treated horizontal timber cladding.

The proposed porch is to have a width and depth of 3.0 metres and 1.50 metres. The porch will have a pitched roof with an eaves height of 2.40 metres and an overall height of 3.50 metres. The porch is to be open oak framed with a tile roof to match the existing dwelling.

Other alterations to the dwelling include a window and door on the north side elevation to be replaced with a window. On the rear elevation an existing ground floor window is to be replaced with an enlarged floor to ceiling window as well as existing double doors and window set are to be replaced with sliding doors. The proposed replacement windows and doors are to be metal framed.

The existing garage is to be demolished and replaced with a new garage on the same footprint of the same width and depth of approximately 2.50 metres and 5.25 metres. The garage is to have a flat roof of the same height of 2.45 metres. The building will be constructed from brick similar in appearance to the existing and have a felt roof. The building is to be used as a home office and storage.

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.

There are no relevant policies.

Haywards Heath Neighbourhood Plan (made December 2016)

Relevant policies:

E9 - Design

H9 - Building Extensions

T3 - Parking provision

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 is currently at Examination with initial hearings held in February/March 2026. The Council is consulting on Main Modifications which are required to ensure the plan is legally compliant and sound. The District Plan remains at Examination until the Inspector has

published his report, until that time 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

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.

National Planning Policy Framework (NPPF) (August 2026)

National Planning Policy Guidance

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
- Impact on neighbouring properties
- Impact on Parking Provision
- Biodiversity Net Gain

Character and Design

Policy DP26 of the District Plan relates to character and design. In addition, policies E9 and H9 of the Haywards Heath Neighbourhood Plan have a similar ethos. However, these are considered to have very limited weight as they are materially inconsistent with the NPPF, and greater weight should be given to policy DP3 of the NPPF.

Policy DP3 of the NPPF sets out the key principles for well-designed places. This sets out in part that proposals should respond to their context, so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets.

Principle DG49 of the Mid Sussex Design Guide relates to general principles for extensions and requires that extensions should fit in with both the existing house and its surroundings, appearing as a subordinate addition rather than overwhelming or competing with the original building.

Principle DG50 of the Mid Sussex Design Guide relates to front and side extensions and states that front extensions are more likely to be acceptable where the building line is staggered or where the dwelling is set back from the road. Front extensions should be limited to modest single storey or porch-type extension.

The proposed alterations to the cladding are of an acceptable design and form. Similar horizontal cladding can be found in the locality including at no. 80 Sunnywood Drive approved in application DM/21/0383. The proposed porch is of an acceptable scale form and design to the character of the dwelling. The porch will be visible from the street scene, however it will be constructed from appropriate materials. The proposed alterations to the fenestration are on the rear and side elevations and are alterations to existing openings and will be of appropriate materials.

The proposed garage building is replacing an existing garage of the same scale and form in the same position. The building is set back behind the dwelling with some views from the street scene. The building is to be constructed from materials similar in appearance to the existing to be demolished.

Therefore, the application is considered to comply with the above part of policy DP3 of the NPPF, policy DP26 of the District Plan and policies E9 and H9 of the Neighbourhood Plan.

Impact on Neighbouring Properties

Policy DP26 in part seeks to ensure that new development does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings. Policy H9 of the Neighbourhood Plan states that proposals should safeguard adjoining neighbours amenity. It is considered that these policies have very limited weight as they are considered to be materially inconsistent with the NPPF and greater weight should be given to policies L2 and P3 of the NPPF.

Policy L2 of the NPPF relates to making effective use of land. Part L2(1dii) requires proposals to have *'acceptable living standards for residents and neighbours in terms of access to daylight, sunlight, privacy and external amenity space.'*

Policy P3 of the NPPF relates to living conditions and pollution. Part 2(b) of this policy requires proposals *'Not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers, or unacceptable levels of air, noise, artificial light, water, soil or other forms of pollution on or beyond the site.'*

Due to the nature of the development, replacing the hanging tiles with timber cladding would not result in harm to neighbour amenities.

The proposed porch is single storey set in 2.80 metres from the closest boundary. The porch is open sided and will therefore not result in unacceptable harm to neighbour amenities.

The proposed alterations to fenestration are on the side facing no. 72 Sunnywood Drive and to the rear facing into the application property's garden. The alterations are to existing openings at ground floor level and will therefore not result in unacceptable harm to neighbour amenity areas.

The proposed replacement garage building is of the same scale and location up to the shared boundary with no. 72 as the existing garage. The building would have windows on the rear elevation similar to the existing with sliding doors on the side facing into the application property garden. The building would therefore not result in additional unacceptable harm to neighbour amenities.

The proposal is therefore considered to comply with the above-mentioned parts of policies L2 and P3 of the NPPF, policy DP26 of the District Plan and policy H9 of the Neighbourhood Plan.

Impact on Parking Provision

Policy DP21 of the District Plan seeks development to provide adequate car parking taking into account accessibility of development, the type, mix and use, and the availability and opportunities for public transport. Policy T3 of the Neighbourhood Plan has a similar ethos. It is considered that this policy has very limited weight as it is considered to be materially inconsistent with the NPPF and consideration should be given to policies TR4 and TR6 of the NPPF.

Policy TR4 of the NPPF relates to street design, access and parking. Part TR4(1e) requires proposals to *'Provide a suitable number of parking spaces for a range of transport modes where appropriate, reflecting the location and nature of the development (including its connectivity), any locally-set standards in the development plan, and including adequate provision of spaces and infrastructure that allow for the charging of electric vehicles in safe, accessible and convenient locations.'*

Policy TR6 of the NPPF relates to assessing transport impacts. Policy TR6(4) states *'Development proposals should be refused if they would have a severe adverse impact on the transport network (in terms of capacity and congestion, including cumulative impacts), or an unacceptable impact on highway'*

safety; taking into account any mitigation measures proposed as well as any wider network improvements, including measures to support sustainable patterns of movement. This applies both during the construction phase and following completion.'

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 existing garage has an internal space of approximately 4.8 metres by 2.30 metres and therefore does not meet the requirements of 6 metres by 3 metres. The loss of the garage would therefore not result in the loss of an off-street parking space. The proposed porch would not result in the loss of parking as the existing driveway has a length of approximately 8.60 metres and therefore does not have the length of 2 spaces with a length of 4.80 metres each. The proposal would therefore not result in a loss of off street parking, therefore the proposal is considered acceptable in terms of highway safety and parking provision. The proposal therefore complies with policies TR4 and TR6 of the NPPF and policy DP21 of the District 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

In conclusion, the proposal is considered to be acceptable in terms of design, scale and form and would not cause unacceptable harm to the amenities of neighbouring residents. Therefore, the application complies with policies DP3, L2, P3, TR4 and TR6 of the NPPF, policies DP21 and DP26 of the District Plan and policies E9, H9 and T3 of the Neighbourhood Plan, and is considered acceptable.

Decision: Permission

Case Officer: Peter Davies