

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0673	Case Officer:	Hamish Evans
Application Type:	Householder Application		
Proposal:	Proposed single storey rear extension		
Site:	9 Wickham Close, Haywards Heath, West Sussex, RH16 1UH, , , ,		
Validation Date	20 Mar 2025	Overall Expiry Date:	11 Apr 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	17 Apr 2025
Target Date:	15 May 2025	Recommending Officer Signature:	Hamish Evans

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	22 Apr 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0673

**9 Wickham Close, Haywards Heath, West Sussex, RH16 1UH, , ,
Proposed single storey rear extension
Mrs Fiona Bradbury**

SUMMARY OF REPRESENTATIONS

No third-party representations have been received in respect of this application.

SUMMARY OF CONSULTEES

Southern Water

No objection, recommend informative.

TOWN COUNCIL OBSERVATIONS

Haywards Heath Town Council

No comment.

INTRODUCTION

The application seeks planning permission for a single storey rear extension at 9 Wickham Close Haywards Heath RH16 1UH.

RELEVANT PLANNING HISTORY

DM/24/1880. Propose to demolish the existing rear extension and replace with a larger single storey rear extension. Permission.

SITE AND SURROUNDINGS

The site is located within the Haywards Heath built up area boundary and a predominantly residential area. The existing dwelling is a two-storey detached property which is characterised by bare brown brick and brown clay hanging tile walls, brown clay roof tiles and white uPVC window and door frames.

Wickham Close is located to the east of the site and residential properties are located to the north, south and west of the site. The residential properties within the locality are varied in their design and scale and are characterised by a variety of external materials. There are also a variety of single storey rear extensions within the surrounding area.

APPLICATION DETAILS

The application seeks planning permission for a single storey rear extension which measures some 4.7 metres in width, 4.7 metres in depth and a total height of 3.0 metres. It would also extend beyond the existing side elevation of the dwelling by some 1.3 metres. The proposal includes one rooflight which measures some 0.2 metres in height. It would be characterised by external materials predominantly similar in appearance to those used in the existing dwelling. The proposed roofing would be felt.

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:

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 (adopted December 2016)

Relevant policies:

E9 - Re-inforcing Local Character

H9 - Extensions of Dwellings in Built-Up Areas

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.

ASSESSMENT

Character and Appearance

Policy DP26 of the Mid Sussex District Plan, in part, 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);*
- positively addresses sustainability considerations in the layout and the building design;*
- optimises the potential of the site to accommodate development.'*

A similar ethos is found within policies E9 and H9 of the Haywards Heath Neighbourhood Plan.

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.'*

Principle DG50 of the Mid Sussex Design Guide in part states: *'Front and 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

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.'

Principle DG51 specifically 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.'*

It has been shown that the proposed external materials will be predominantly similar in appearance to those used in the existing dwelling. The proposed felt roofing will be similar in appearance to external materials within the surrounding area and due to its location there would be limited views of it from the surrounding area. Details of the proposed external materials can be secured by a suitably worded condition.

The proposed extension would be of modest single storey height and nature and it would be of a similar design and appearance to existing extensions within the surrounding area. Due to its modest nature and position it would not close an important gap or view between dwellings. As such the proposed works are considered to address the character and scale of the existing and surrounding buildings. As such it is considered to comply with policy DP26 of the Mid Sussex District Plan and principles DG49, DG50 and DG51 of the Mid Sussex Design Guide.

Neighbouring Amenities

Policy DP26 in part seeks to ensure 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 (see Policy DP29);'

A similar ethos is contained within the Mid Sussex Design Guide SPD.

A similar ethos is also found within policy H9 of the Haywards Heath Neighbourhood Plan. Although policy H9 states that proposals should "safeguard" adjoining neighbour's privacy, daylight, sunlight and outlook whereas policy DP26 of the Mid Sussex District Plan 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.

Taking into account the position of the proposed openings, they would not have direct views into neighbouring properties private amenity spaces. Due to the scale and position of the proposed extension and its relationship with the nearby dwellings, it is considered that the proposal would not cause significant harm to the amenities of nearby residents including taking account of the impact on overlooking and loss of privacy, reduction in sunlight and daylight and a loss of outlook. The proposal is therefore, considered to comply with the above-mentioned part of policy DP26 and the Mid Sussex Design Guide SPD.

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 address the character and scale of the existing and surrounding buildings and it would not cause significant harm to the amenities of neighbouring properties. The application is also exempt from the requirement to provide biodiversity net gain. Therefore, the proposal complies with policy DP26 of the Mid Sussex District Plan, policies E9 and H9 of the Haywards Heath Neighbourhood Plan, principles DG49, DG50 and DG51 of the MSDC Design Guide SPD and with the relevant provisions of the NPPF.

Decision: Permission

Case Officer: Hamish Evans