

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/3097	Case Officer:	Anna Tidey
Application Type:	Householder Application		
Proposal:	Proposed single storey side extension replacing existing conservatory, rear extension.		
Site:	29 Franklynn Road, Haywards Heath, West Sussex, RH16 4DQ, , ,		
Validation Date	2 Dec 2025	Overall Expiry Date:	30 Dec 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	23 Jan 2026
Target Date:	27 Jan 2026	Recommending Officer Signature:	Anna Tidey

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	26 Jan 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/3097

**29 Franklynn Road, Haywards Heath, West Sussex, RH16 4DQ, , ,
Proposed single storey side extension replacing existing conservatory, rear extension.
Mr And Mrs Read**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

None.

TOWN COUNCIL OBSERVATIONS

Haywards Heath Town Council: None received.

INTRODUCTION

This application seeks planning permission for a single storey side and rear extension to replace an existing conservatory addition on a semi detached house at No 29 Franklynn Road in Haywards Heath.

RELEVANT PLANNING HISTORY

None.

SITE AND SURROUNDINGS

No 29 Franklynn Road is a 2/3 bed semi detached house, located on the northern side of the road in a row of similarly designed houses. Franklynn Road is located on the south eastern approach into the town centre and is an established residential road with some mixed commercial uses.

The house benefits from off road parking space on a front gravelled area off Franklynn Road with a dropped kerb access across the front pavement. A side access path leads to the rear of the house and a level long rear garden.

The property at No 29 has been previously extended by the addition of a single storey conservatory sited off the kitchen to create a rear infill. The conservatory is fully glazed with a shallow lean to roofline. Behind this there is a patio area with concrete and paving slab hard surfacing. This extends up to the mutual boundary with the attached house at No 31, which has been extended at the rear at ground and first floor level, with a mono pitched addition, which extends off the mutual boundary and to the rear of No 29.

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

APPLICATION DETAILS

This application seeks planning permission for the demolition of the conservatory and the construction of a new single storey side and rear extension on the north west corner of the property.

The extension would replace the conservatory and extend the built footprint over the existing hard surfaced patio area to wrap around the rear elevation of the house up to the mutual boundary with the

adjacent house at No 31. The proposed single storey rear extension measures a minimum of 2m wide, a maximum of 4.85m wide by 5.9m deep (approx.).

The extension is shown to provide an enlarged kitchen, as the internal walls will be removed, to create a new open plan space. A half glazed side doorway is proposed in the addition and on the rear elevation 3m wide glazed bi-fold doors with powder coated aluminium frames will provide access into the rear garden

The extension is to be constructed in brickwork with cladding in the rear gable end, and a pitched roofline with a concrete interlocked tiles to match the main house. Three equally spaced rooflights are proposed in the side (northwest) facing roof slope in the addition to light the extended kitchen space. A log burner with a 2.9m high external flue is shown to be sited in the north western corner of the proposed 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 Haywards Heath Neighbourhood Plan and Site Allocations DPD.

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 Development Plan Document

The SADPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

There are no policies deemed relevant to this application.

Neighbourhood Plan

Haywards Heath Neighbourhood Plan -made 15 December 2016.

Policy E9 Design

Policy H9 Building 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:

DPS2 Sustainable Design and Construction
DPS6 Health and Wellbeing
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)

ASSESSMENT

It is considered that the main issues that need to be considered in the determination of this application are as follows:

- Design
- Impact on residential amenities
- Biodiversity Net Gain

Design

Policy DP26 of the District Plan seeks to promote well located and designed development, to protect valued characteristics of the built environment for their historical and visual qualities and support sustainable communities and create accessible environments. The wording of Policy DP26 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 DP29);*
- * 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.'*

As the site is located in the built up area of Haywards Heath the development plan in this part of Mid Sussex consists of the District Plan and the Haywards Heath Neighbourhood Plan. Neighbourhood Plan Policies H9 and E9 are relevant, and these state:

Policy H9

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

'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.'*

Also relevant in the determination of the application is the design guidance contained in the Mid Sussex Design Guide, which seeks good design in house alterations and extensions.

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.

Principle DG49 states:

'Extensions should respond to the design of the original dwelling and applicant 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 allow the original building to remain the dominant element of the property whether it has one or several additions.

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. Otherwise it should demonstrate the appropriateness of the alternative approach.

Extensions should not result in a significant loss to the private amenity area of the dwelling.

There are two general approaches to extending a property:

- designing in the style of the existing building by closely matching its facing materials, architectural features, window sizes and proportions; and*
- designing in a contemporary style that takes its cues from key aspects of the existing building that might include its underlying form and proportions, facing materials, window design and other specific architectural features. The success of this approach is particularly reliant on high quality facing materials*

and finishes, and this will normally need to be demonstrated through detailed elevations and section drawings.

Both approaches can create successful, well designed extensions that can be mutually beneficial to both the house and the wider area. All extensions and alterations should consider their impact on neighbouring properties (refer to Chapter 8 on residential amenity).'

Design Guide Principle DG50 refers to Front and Side extensions and 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.'

Front extensions

Front extensions are more likely to be acceptable where the building line is staggered or where the dwelling is set well back from the road. They are less likely to be acceptable in streets with a strong consistent building form as they risk disrupting the underlying order. Where front extensions are considered acceptable, they should normally be limited to a modest single storey or porch-type extension that reflect the character of the existing property.

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.

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.'

The proposed extension will enlarge the host property on the ground floor. The side addition will be largely positioned over the existing conservatory footprint and will align at the rear with the two storey extension at the adjoining house at No 31.

The single storey form of the addition, with the pitched and lean to style roof, will result in a subordinate addition at the side and rear of the house.

The overall footprint of the house will be enlarged, but not by such a significant amount to be out of keeping to the property or upon its setting. The design and form of the proposed addition is acceptable and will not detract from the overall character and appearance of the house. Being to the rear the extension will not impact upon public views from the street. The proposed construction materials will match the existing materials and style of the house.

The addition of the flue for the wood burning stove has been checked with MSDC Building Control officers to ensure that it is of sufficient height to serve the new fitting.

Consequently, the appearance of the proposed extension works are considered to accord with District Plan Policy DP26 and Policies H9 and E9 of the Haywards Heath Neighbourhood Plan and with the relevant Design Guide principles.

Impact on residential 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. 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 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.

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.

The immediate neighbouring properties are the attached house to the east, at No 31 Franklynn Road, and No 27 to the west. There are also more distant properties to the rear and side of the garden of No 29 at Nos 31A and 31B Franklynn Road.

It is considered that the neighbouring residents most affected by the proposed works are those living at No 27 Franklynn Road. The house at No 27 has two high level obscure glazed windows sited at first floor level that face towards the rear garden of No 29. There is a rear first floor window in the house and a rear dormer in the main roofline of that property also has rear facing windows. However, due to the position of the proposed extension it is considered that the outlook from these windows would not be adversely affected. The boundary fence between the rear gardens will prevent overlooking from the new side doorway in the addition towards the rear of No 27.

The two storey side elevation of the rear extension at the attached house at No 31 contains no overlooking windows. The existing 2m high close board boundary fence between the rear gardens will prevent overlooking from the rear bi-fold doors in the rear elevation of the proposed extension into the rear garden of No 31.

Consideration has been given to the position of the proposed flue upon the neighbouring properties. The height of the flue is sufficient to discharge smoke appropriately, to accord with the relevant Building Regulations

Overall, the proposed addition is considered acceptable in terms of any impact upon the neighbouring residents. The proposal therefore accords with the requirements of the more up to date Policy DP26 of the District Plan, and also with the requirements of Policies H9 and E9 of the Haywards Heath Neighbourhood Plan and the relevant principles of the Design Guide.

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 proposed extension, and associated flue addition, are considered acceptable in design terms and will not impact harmfully upon the character and appearance of the property.

It is considered that the new addition will not cause significant harm to the neighbouring amenities. The proposal accords with the aims of District Plan Policy DP26 and also with the requirements of Policies H9 and E9 of the Haywards Heath Neighbourhood Plan and the relevant principles of the Design Guide. Consequently this application is recommended for approval.

Decision: Permission

Case Officer: Anna Tidey