

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0711	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Proposed single storey extension to the rear of the property together with new bi-fold doors and new glazed doors		
Site:	Saxonmead, Borde Hill Lane, Haywards Heath, West Sussex, RH16 1XP, , ,		
Validation Date	20 Mar 2025	Overall Expiry Date:	15 Apr 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	12 May 2025
Target Date:	15 May 2025	Recommending Officer Signature:	<i>Catherine Cardin</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
--	--	-------------------------------	---

Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	13 May 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0711

**Saxonmead, Borde Hill Lane, Haywards Heath, West Sussex, RH16 1XP, ,
Proposed single storey extension to the rear of the property together with new bi-fold doors and
new glazed doors
Mr John Hill**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Southern Water

No objection.

PARISH COUNCIL OBSERVATIONS

No comment received.

INTRODUCTION

Planning permission is sought for a rear single storey extension.

RELEVANT PLANNING HISTORY

04/00093/FUL- Proposed ground floor and first floor extension and ground floor rear extension.
Alterations. Permission.

SITE AND SURROUNDINGS

The application property is a two-storey dwelling constructed of red brick, with brown timber frame windows and a plain tile roof. The dwelling has a front single storey extension and rear single storey extension. The dwelling benefits from timber weatherboarding to the front first floor elevation and decorative tiles to the first-floor rear elevation.

The site is located outside the built-up area of Haywards Heath on the eastern side of Borde Hill Lane where properties are loose knit and a variety of ages and designs. Neighbouring properties are located to the north and south, whilst highway is located to the west. An area of open countryside is located to the east.

APPLICATION DETAILS

The application seeks to extend an existing living room on the ground floor.

The extension would measure some 5.5 metres in width and some 1.3 metres in depth. This would have a pitched roof and would have a maximum height of some 3.3 metres and a height to the eaves of some 2.7 metres.

The proposed external materials for the extension would match the existing.

It is also proposed to install bi-fold doors on the existing rear (east) elevation.

Finally, it is proposed to replace the existing timber decking to the rear of the property with Indian stone paving.

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 Ansty and Staplefield 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

DP12 - Protection and Enhancement of Countryside

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.

Neighbourhood Plan

Ansty, Staplefield & Brook Street Neighbourhood Plan made in 2017.

Relevant policies:

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:

DPS2 - Sustainable Design and Construction

DPS6 - Health and Wellbeing

DPB1 - Character and Design

DPC1 - Protection and Enhancement of the Countryside

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 and Character
- Neighbouring Amenities
- Biodiversity Net Gain

Design and Character

Policy DP12 in the District Plan seeks to protect the character of the countryside and states that development will be permitted where it maintains or where possible enhances the quality of the rural and landscape character of the District and is supported by a specific policy reference in the District Plan, Neighbourhood Plan or Development Plan Document. In this case policy DP26 is the relevant policy that supports high quality development.

Policy DP26 of the Mid Sussex District Plan relates to design and character and 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:

- o is of high quality design and layout and includes appropriate landscaping and greenspace;*
- o 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;*
- o creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- o protects open spaces, trees and gardens that contribute to the character of the area;*
- o protects valued townscapes and the separate identity and character of towns and villages;*
- o 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);*
- o creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- o incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- o positively addresses sustainability considerations in the layout and the building design;*
- o 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;*
- o optimises the potential of the site to accommodate development."*

Principle DG49 of the MSDC Design Guide establishes design principles for extensions to dwellings and 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. 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.

Principle DG51 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'.

The application relates to a residential area of Haywards Heath where the locality is characterised by detached loose-knit dwellings.

The proposed rear extension is modest in size and scale and will sit subordnately against the existing dwellinghouse. The design of the extension is deemed acceptable as it allows the original building to remain the dominant element and responds appropriately to the existing dwelling. As the proposal includes facing brickwork and roof tiles to match the existing, it is considered that the design responds appropriately to the application property. The proposed extension would not have an adverse impact on the streetscene as it would not be visible from public viewpoints.

The proposal is therefore considered to address the character of the existing dwelling and the surrounding buildings, and as such the proposal is deemed to comply with the above part of policies DP12 and DP26 of the District Plan and principles DG49 and DG51 of the Mid Sussex Design Guide SPD.

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);"

Regarding the neighbour at Crowlink, to the south of the application site, the development would be offset from the shared boundary by some 7.8 metres. Given the single storey nature of this proposal and this separation distance it is not considered that the extension would be harmful to the amenities of this neighbour.

Regarding the neighbour at Buntinghill, to the north of the application site, the proposed extension would be screened by the application property itself so it is not considered that the proposed addition would be harmful to the amenities of this neighbour.

Due to the domestic nature of the proposed development, it is considered that there would not be a harmful impact in terms of noise, air and light pollution.

The proposal is therefore considered to comply with Policy DP26 of the District Plan, and the relevant principles of 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 appropriate in terms of design and will not negatively impact on the host dwelling nor its immediate setting and will not harm neighbouring amenities.

The proposal would therefore accord with the requirements of policies DP12 and DP26 of the Mid Sussex District Plan, Ansty and Staplefield Neighbourhood Plan, the Mid Sussex Design Guide SPD and the relevant provisions of the NPPF.

Decision: Permission

Case Officer: Catherine Cardin