

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2910	Case Officer:	Tracie Axford
Application Type:	Householder Application		
Proposal:	Single storey porch extension including pitched roof over, Extension to existing dormer to rear.		
Site:	Wychcroft, Franklands Village, Haywards Heath, West Sussex, RH16 3RL, , ,		
Validation Date	18 Nov 2025	Overall Expiry Date:	19 Dec 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	13 Jan 2026
Target Date:	13 Jan 2026	Recommending Officer Signature:	Tracie Axford

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	13 Jan 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2910

**Wychcroft, Franklands Village, Haywards Heath, West Sussex, RH16 3RL, ,
Single storey porch extension including pitched roof over, Extension to existing dormer to rear.
Mr C Rumsey**

SUMMARY OF REPRESENTATIONS

None received

SUMMARY OF CONSULTEES

None

HAYWARDS HEATH TOWN COUNCIL OBSERVATIONS

Haywards Heath Town Council made no comment regarding the application

INTRODUCTION

The proposal is seeking planning permission for a single storey porch extension including a pitched roof at the front elevation and an extension to the existing rear dormer.

RELEVANT PLANNING HISTORY

CU/098/82 - Proposed extension at front and rear. Permission 1982-05-21

HH/161/88 - PROVISION OF FIRST FLOOR BEDROOM EXTENSION AND INTERNAL ALTERATIONS. Permitted 1988-07-01

SITE AND SURROUNDINGS

Wych Croft is a detached two storey dwelling located to the south eastern side of Gravelly Lane, with the detached dwelling Vicarage to the south western (side) and the detached dwelling Sherwood to the north eastern (side). The dwelling is set back from the highway with an area of garden and hardstanding for parking to the front of the dwelling. Externally the dwelling has facing brickwork to the ground floor and hung tiles to the first floor.

The house is designated within the Mid Sussex District Plan as being within the built up area boundary of Haywards Heath and falls within the boundary of the Franklands Village Conservation Area.

APPLICATION DETAILS

The proposal is seeking planning permission for a single storey porch extension including a pitched roof at the front elevation and an extension to the existing rear dormer. The materials proposed will match those of the existing dwelling.

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 - Character and Design

DP35 - Conservation Area

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

The Haywards Heath Neighbourhood Plan was made on 15th December 2016

Relevant policies:

Policy E9 - Design

Other Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990

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)

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
- Impact on neighbouring properties
- Impact on Conservation Area
- Biodiversity Net Gain

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.'

Policy E9 of the Haywards Heath Neighbourhood Plan 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:

- height, scale, spacing, layout, orientation, design and materials of buildings,
 - the scale, design and materials of the development (highways, footways, open space and landscape), and is sympathetic to the setting of any heritage asset,
 - respects the natural contours of a site and protects and sensitively incorporates natural features such as trees, hedges and ponds within the site,
 - creates safe, accessible and well-connected environments that meet the needs of users,
 - Will not result in unacceptable levels of light, noise, air or water pollution,
 - Makes best use of the site to accommodate development,
 - 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.'*

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

The proposal is seeking planning permission for a single storey porch extension including a pitched roof at the front elevation and an extension to the existing rear dormer. The materials proposed will match those of the existing dwelling. The existing front ground floor elevation has a flat roof across the previously converted integral garage and arched recess to the front door. It is proposed this ground floor section will be extended to include the front door, but will not extend further than the existing front elevation. This will enlarge the hallway area internally and create internal access to the previously converted garage area. This front section is proposed to have a pitched roof with a skylight above the front door. Materials proposed will match the existing dwelling. In terms of design and character, it is considered that the proposal will not be out of character with the dwelling nor the immediate surroundings.

To the rear of the property is a dormer which extends across approximately two thirds of the width of the property. It is proposed that the dormer will be extended across the full width of the property providing a greater internal bedroom space. In terms of design, materials proposed will match the existing dwelling and as it is not visible from the public domain, is not considered out of character with the streetscene.

The proposal is therefore considered to comply with policy DP26 of the District Plan and policy E9 of the Haywards Heath Neighbourhood Plan.

Impact on neighbouring properties

In terms of impact upon 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);'

It is not considered that the proposed development would give rise to any significant impacts to the neighbours. The changes to the porch will not result in any impact on neighbouring amenities. Sherwood to the north of the application property is set further back than Wych Croft and has no windows facing Wych Croft, therefore the proposed dormer extension will not result in any impact on neighbouring amenities.

Therefore, in terms of neighbouring amenities, the proposal is deemed to comply with policy DP26 of the Mid Sussex District Plan and policy E9 of the Haywards Heath Neighbourhood Plan.

Impact on the Conservation Area

S.72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states: *'In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'*

Policy DP35 of the Mid Sussex District Plan states: *'Development in a conservation area will be required to conserve or enhance its special character, appearance and the range of activities which contribute to it. This will be achieved by ensuring that:*

- New buildings and extensions are sensitively designed to reflect the special characteristics of the area in terms of their scale, density, design and through the use of complementary materials;*
- Open spaces, gardens, landscaping and boundary features that contribute to the special character of the area are protected. Any new landscaping or boundary features are designed to reflect that character;*
- Traditional shop fronts that are a key feature of the conservation area are protected. Any alterations to shopfronts in a conservation area will only be permitted where they do not result in the loss of a traditional shopfront and the new design is sympathetic to the character of the existing building and street scene in which it is located;*
- Existing buildings that contribute to the character of the conservation area are protected. Where demolition is permitted, the replacement buildings are of a design that reflects the special characteristics of the area;*
- Activities such as markets, crafts or other activities which contribute to the special character and appearance of the conservation area are supported;*
- New pavements, roads and other surfaces reflect the materials and scale of the existing streets and surfaces in the conservation area.'*

The application site is located within the Franklands Village Conservation Area in Haywards Heath. As the external materials proposed will match the existing dwelling, and the external changes to the front of the property are considered to be appropriate in terms of design and will not negatively impact the immediate locality, the proposal is considered to preserve the character and appearance of the house and the wider Conservation Area and therefore complies with policy DP35 of the Mid Sussex District Plan and the relevant paragraphs of the NPPF.

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 appropriate in terms of design and will not negatively impact on the host dwelling nor its immediate setting, will preserve the character and appearance of the house and the wider Conservation Area and will not harm neighbouring amenities. Therefore, the proposal complies with policies DP26 and DP35 of the Mid Sussex District Plan, and policy E9 of the Neighbourhood Plan and the relevant paragraphs of the NPPF and is considered acceptable.

Decision: Permission

Case Officer: Tracie Axford

