

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2819	Case Officer:	Rachel Richardson
Application Type:	Householder Application		
Proposal:	Proposed two storey side extension with rear dormer.		
Site:	46 Penland Road, Haywards Heath, West Sussex, RH16 1PW, , , ,		
Validation Date	11 Nov 2025	Overall Expiry Date:	3 Dec 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	13 Jan 2026
Target Date:	6 Jan 2026	Recommending Officer Signature:	<i>Rachel Richardson</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	14 Jan 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2819

**46 Penland Road, Haywards Heath, West Sussex, RH16 1PW, , ,
Proposed two storey side extension with rear dormer.
Mrs D Villiers**

SUMMARY OF REPRESENTATIONS

None.

SUMMARY OF CONSULTEES

None.

TOWN/PARISH COUNCIL OBSERVATIONS

No comment.

INTRODUCTION

Permission is sought to construct a two storey side extension with rear dormer.

RELEVANT PLANNING HISTORY

DM/25/1280- Two storey side extension, Refused 06.08.2025

SITE AND SURROUNDINGS

The application property is a detached chalet bungalow located on the eastern side of the junction between Penland Road and Penland Close. The dwelling is set back from the highway in an elevated position.

It has white painted rendered walls at ground level and brown tile hanging above on the gables at the front and rear. It has white Upvc windows and doors.

The northern boundary of the application site adjoins No 48. and its boundary is defined by a 1.8m high close boarded fence. The southern boundary abuts Penland Close which is a cul-de-sac. This boundary has mature planting set inside a 0.5m high brick boundary wall. At the rear of the property on this boundary is a second driveway accessing a detached flat roof garage. The existing fence line is visible here, with a chain-link fence located on the southern side, and separates the garage from No. 1 Penland Close. The western boundary is at the front of the application property on Penland Road and has a dropped kerb and hard surfacing utilised for parking.

The houses on the same side of Penland Road as the application site are of a similar style to the application house (chalet bungalows with steep pitched roofs and gable features). There are two storey detached houses on the opposite side of the road. The street scene has an open verdant character with large areas of grass and planting. Penland Close also has a verdant character, however the highway increases in elevation steeply with a number of trees and high hedges adjacent to the highway, which gives the cul-de-sac a more enclosed character than Penland Road.

APPLICATION DETAILS

The application proposes a two-storey extension to the western side of the property. The proposed front elevation would be set back approximately 3.2m from the existing gable fronted elevation and would be

built in line and flush with the south western side of the existing house. The proposed extension is designed to match the eaves and ridge height of the existing dwelling, and would project to the side by 3m.

It is also proposed to add a flat roofed dormer on the rear elevation.

Materials are to match existing.

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.

Neighbourhood Plan

Haywards Heath Neighbourhood Plan (made 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:

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

The main issues for consideration are impact on the character and design of the dwelling and area, and impact on residential amenity.

Character and Design

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.'*

This ethos is echoed within Policy E9 from the Haywards Heath Neighbourhood Plan.

Policy H9 of the Haywards Heath Neighbourhood Plan states:

'Extensions to existing dwellings will be permitted where it meets the following criteria:

- *The scale, height and form fit unobtrusively with the existing building and the character of the street scene.*
- *Spacing between buildings would respect the character of the street scene.*
- *Gaps which provide views out to surrounding countryside are maintained.*
- *Materials are compatible with the materials of the existing building.*
- *The traditional boundary treatment of an area is retained and, where feasible reinforced.*
- *The privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.'*

The Mid Sussex Design Guide principles DG49 (general principles for extensions) 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.'

DG50: Front and side extensions 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 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.'

NPPF section 12 seeks to achieve well designed places. Para's 131 and 135 are of particular relevance. Para 135 b) states that developments should be visually attractive as a result of good architecture, layout inter alia. C) states that development should be sympathetic to the local character including the surrounding built environment. Para 139 states that development that is not well designed should be refused, especially where it fails to reflect local design policies, taking into account supplementary planning documents such as design guides.

In terms of design and character, it is considered that the proposed extension is acceptable and in accordance with policy criteria. It reflects the proportions and character of the existing property in terms of its form and appearance. It would read as a subservient addition in comparison to the existing dwelling.

The block plan also proposes new planting along the boundary to further soften its visual impact in the street scene.

Section 6 of the MSDG refers to the design of dormer windows and that they should be positioned below the ridgeline and above the eaves and maintain a maximum area of uninterrupted roof slope. The proposed dormer window would be on the rear of the property and would not appear excessive in scale and proportions having regard to the extent of the roof slope of the existing dwelling.

Residential Amenity

In terms of the impact on neighbouring amenity, the test within policy DP26 of the District Plan is that development should not cause significant harm to the amenities of neighbours. The test as set out under policy H9 of the Haywards Heath Neighbourhood Plan, is that the privacy, daylight, sunlight and outlook of adjoining residents are safeguarded. As such there is some conflict between these policies.

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.

It is considered that the proposed extension would not significantly harm the residential amenity for the occupiers of adjoining houses by reason of privacy, outlook, daylight and sunlight and noise, air and light pollution. The proposed extension is on the south western side of the property which is adjacent to the cul de sac.

The proposed extension is therefore compliant with DP26 and E9 and H9 of the HNP, as well as the relevant principles contained within the MSDG.

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

It is recommended that permission be granted. The proposed extension is in keeping with the design and character of the existing property and street scene. It will not detract from the original dwelling and will have a neutral impact on the street scene. Therefore, the proposal accords with policy DP26 of the Mid Sussex District Plan, policies E9 and H9 of the Haywards Heath Neighbourhood Plan, the relevant principles of the MSDG and national policy contained within the NPPF.

Decision: Permission

Case Officer: Rachel Richardson