

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2544	Case Officer:	Tracie Axford
Application Type:	Householder Application		
Proposal:	Proposed two storey extension to the rear of the property.		
Site:	2 Mytten Close, Cuckfield, Haywards Heath, West Sussex, RH17 5LN, , ,		
Validation Date	8 Oct 2025	Overall Expiry Date:	23 Dec 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	14 Jan 2026
Target Date:	3 Dec 2025	Recommending Officer Signature:	<i>Tracie Axford</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	14 Jan 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2544

**2 Mytten Close, Cuckfield, Haywards Heath, West Sussex, RH17 5LN, ,
Proposed two storey extension to the rear of the property.
Mr Simon Da Silva**

SUMMARY OF REPRESENTATIONS

One letter was received which neither supports nor objects to the application but raises questions over neighbour notification.

SUMMARY OF CONSULTEES

Conservation Officer: *The proposed extension has been revised to set down the ridge height so that it is slightly below the main roof ridge. The eaves height has also been lowered below that of the existing house. On balance, these revisions are considered to address the concerns previously raised so that the proposal is now considered to preserve the setting of the Cuckfield Conservation Area, meeting the requirements of District Plan Policy DP35 and the relevant paragraphs of the NPPF.*

I would recommend the following conditions:

- *Details of roofing and facing materials.*
- *Windows to match existing to the house in materials, colour, proportions and profile.*

CUCKFIELD PARISH COUNCIL OBSERVATIONS

Cuckfield Parish Council have no objection to this application.

INTRODUCTION

The application seeks planning permission for a two-storey extension to the rear of the property.

RELEVANT PLANNING HISTORY

None

SITE AND SURROUNDINGS

No. 2 Mytten Close is a detached dwellinghouse located within a generous sized plot on the corner of Mytten Close and Broad Street in Cuckfield. The dwellinghouse lies within a row of similar properties and benefits from a garage to the side, with off road parking for 3 to 4 cars. Externally it has rendered and hung tile elevations, a pitched tiled roof, and a projecting gable with side catslide. The house has gardens around it, including in thick hedging on the Broad Street boundary.

The neighbouring property at no. 4 Mytten Close lies to the north of the site. Land levels rise gently to the north.

In terms of planning policy, the site lies within the built up area of Cuckfield and adjacent to Cuckfield conservation area which adjoins the southern boundary of the property. The site also lies within an area where there is suitable habitat for and a high risk of great crested newts.

APPLICATION DETAILS

This application seeks permission for a two storey rear extension, positioned at the rear of the property. External materials are proposed to match the existing dwelling. The extension will have a height which

is subordinate to the main dwelling and will extend to a width of approximately 6.1metres across the rear elevation. The extension will have a pitched roof.

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 Cuckfield 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 Areas

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.

Cuckfield Neighbourhood Plan

The Neighbourhood Plan was made on the 1st October 2014 and forms part of the development plan. CNP1 Design of new development and conservation CNP10 Building extensions within and outside the built up area boundary.

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:

DPS1 - Climate Change

DPS2 - Sustainable Design and Construction

DPB1 - Character and Design

DPB3 - Conservation areas

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)

The National Planning Policy Framework (NPPF) 2024 is a material consideration.

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 Impact on character of the area

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.*

At Neighbourhood Plan level, policies CNP1 and CNP10 are deemed relevant. CNP1 relates the design of new development and conservation and states that:

'New development in accordance with the Neighbourhood Plan will be permitted where it:

a) Is designed to a high quality which responds to the heritage and distinctive character and reflects the identity of the local context of Cuckfield as defined on Map 3 - Conservation Areas and Character Areas, by way of;

- i. height, scale, spacing, layout, orientation, design and materials of buildings,*
- ii. the scale, design and materials of the public realm (highways, footways, open space and landscape), and*

b) Is sympathetic to the setting of any heritage asset and

c) Follows guidance in the Conservation Area Appraisals and Management Plans, the High Weald AONB Management Plan, and

- d) *Respects the natural contours of a site and protects and sensitively incorporates natural features such as trees, hedges and ponds within the site, and*
- e) *Creates safe, accessible and well-connected environments that meet the needs of users, and*
- f) *Will not result in unacceptable levels of light, noise, air or water pollution, and*
- g) *Makes best use of the site to accommodate development.'*

CNP10 relates to building extensions and states that: *'Building extension will be permitted where it meets the following criteria:*

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

As the site adjoins Cuckfield conservation area, policy DP35 of the District Plan is relevant, stating in part that development proposals 'will also protect the setting of the conservation area and in particular views into and out of the area.'

In addition to the above, the Council's Design Guide SPD is a material planning consideration with design principles DG49 and DG51 deemed relevant to this application.

DG49 relates to general principles for extensions and recommends that *'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.'*

Principle DG51 relates specifically to rear extensions and states the following: *'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 two storey rear extension is substantial in size, however, is considered appropriate in scale to the existing dwellinghouse and the plot on which it is sited. The lower roof and eaves height to the main dwelling ensures that the proposal is appropriate in scale and will remain subservient to the main dwelling. The proposed rear extension is designed to complement the existing dwelling in both style and appearance using materials which will match the existing dwelling.

Although sited to the rear of the house, the two-storey extension will be partly visible in views from Broad Street which forms part of Cuckfield conservation area. It is not considered that the proposal would appear imposing in views from Broad Street, being well set back from the road and sited no closer than the existing dwellinghouse. The proposed scale, form, design and siting of the extension should ensure that the proposal does not appear incongruous within the locality. Visibility will be limited from the public domain therefore the proposal will have limited impact on the character of the area.

The proposal therefore accords with policies DP26 and DP35 of the Mid Sussex District Plan and policies CNP1 and CNP10 of the Neighbourhood Plan.

Impact on 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);'*

Views of the proposed extension will be limited from the neighbouring properties due to its positioning, therefore it is considered that there will be no impact on the neighbouring properties in terms of impact on light or overlooking.

It is therefore considered that the proposals will not result in any significant impact to the neighbouring amenities, so the proposal is deemed to comply with policy DP26 of the Mid Sussex District Plan.

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, have an acceptable impact upon parking provision and will not result in harm towards neighbouring amenities.

The proposal will comply with Policies DP26 and DP35 of the District Plan, Policies CNP1 and CNP10 of the Cuckfield Neighbourhood Plan, the MSDC Design Guide and the requirements of the NPPF.

Decision: Permission

Case Officer: Tracie Axford