

Delegated Decision

Sign off Sheet

Ref. No:	DM/24/2921	Case Officer:	Stefan Galyas
Application Type:	Householder Application		
Proposal:	Proposed single storey flat roof rear extension, pitched roof single storey side extension and new pitched roof placed over existing flat roof over the existing garage, playroom and entrance porch.		
Site:	3 Bramber Close, Haywards Heath, West Sussex, RH16 4AZ, , , ,		
Validation Date	2 Dec 2024	Overall Expiry Date:	25 Dec 2024
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	22 Jan 2025
Target Date:	27 Jan 2025	Recommending Officer Signature:	<i>Stefan Galyas</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	22 Jan 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/24/2921

**3 Bramber Close, Haywards Heath, West Sussex, RH16 4AZ, , ,
Proposed single storey flat roof rear extension, pitched roof single storey side extension and
new pitched roof placed over existing flat roof over the existing garage, playroom and entrance
porch.**

Mr And Mrs Scott

SUMMARY OF REPRESENTATIONS

There were no letters of representation received in response to the proposed development.

SUMMARY OF CONSULTEES

District Licensing: No objection.

TOWN/PARISH COUNCIL OBSERVATIONS

Town Council: No comment.

INTRODUCTION

The application seeks planning permission for the development of a rear elevation single storey extension, a side elevation single storey extension and the re-roofing over the existing garage, playroom and entrance porch.

RELEVANT PLANNING HISTORY

03/02166/FUL - Proposed ground floor rear extension and replacing flat roof to garage, study and porch with new pitched roof. Permission 17.10.2003.

SITE AND SURROUNDINGS

The application relates to number 3 Bramber Close, a detached two storey dwelling set to the western side of the highway. The existing dwelling utilises a pitched roof design with a single storey flat roof membrane wrap around to the front elevation. The property is set back from the roadside by a brick paved front driveway and front garden amenity space. Further visual interest is provided through the form of blue coloured external window shutters, a design which has been re-created throughout other residential properties to the western side of the highway. There is a single storey flat roofed outbuilding contained within the rear garden amenity space towards the site's southern boundary. The existing dwelling is composed of painted facing brickwork and render walls, a tiled roof, white uPVC double glazed window units and uPVC doors.

With regard to policy constraints, the site is located within the built-up area for Haywards Heath.

APPLICATION DETAILS

The development proposal would erect a rear (west) elevation, single storey flat roof extension with roof lanterns above. In terms of dimensions, the proposed rear extension would measure at approximately 3.7m deep, 9m in width, 2.8m high to the eaves and 3.6m high to the top of the roof lantern. Proposed external materials and finishes to this element would comprise composite grey cladding, a grey rubberised roofing system and grey frame double glazed windows and doors.

As part of the development proposal, a side (south) elevation single storey extension would be developed which would adjoin the existing side wrap around element. The proposed side extension would measure at approximately 4m in length, 2.8m wide, 2.5m high to the eaves and 3.7m high to the ridge. With regards to proposed external materials, the proposal would be composed of facing brickwork walls, a tiled roof and white uPVC double glazed windows and doors.

The proposed single ply flat roof membrane to the front wrap around element would be removed and replaced with a hipped roof which would also link to the proposed side 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, 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

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 March 2016)

Policy E9 - Protection and Reinforcement of Local Character

Policy H9 - Domestic Extensions

Other material considerations

Mid Sussex District Plan 2021-2039 Consultation Draft

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 stage 1 hearings were concluded on the 31st October 2024. There are unresolved objections to the majority of 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

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. Paragraphs 2, 8, 11, 39, 48, 131, 135 & 139.

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 Amenities
- Biodiversity Net Gain

Design and Character

DP26 of the 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:

- 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 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'*

Policy E9 of the Haywards Heath Neighbourhood Plan states that:

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 sites to accommodate development,*
- o Car parking is designed and located so that it fits in with the character of the proposed development.*

Furthermore, Policy H9 of the Neighbourhood Plan states that:

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.*

Principle DG49 of the Mid Sussex Design Guide states:

'Extensions should typically use simple, uncomplicated building forms to compliment 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.'

Furthermore, Principle DG50 of the Design Guide notes that:

'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 extensions that reflect the character of the existing property.'

Principle DG51 of the Mid Sussex Design Guide notes 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.'

Whilst the existing dwellings footprint would not be extended any further to the principal elevation, the proposed size and massing would be increased through the use of a hipped roof design. Nevertheless, this proposed alteration is still considered to be of a single storey height and scale, likely appearing subservient towards the host dwelling. It is noted that such an alteration is not uncommon within the streetscene, with the property at No.1 to the south having been altered through a highly comparable design.

To the rear (west) of the property, the proposed flat roof extension would be contained to a single storey level with roof lanterns protruding the roof surface. It is noted that more contemporary materials would be used to this element such as grey horizontal composite cladding to the exterior walls. Whilst this would not directly match the existing dwelling, views from the public domain would be sufficiently screened so that such an alteration is not considered to be contrary to the guidance as set out within DG51 of the Mid Sussex Design Guide, which stipulates that a more contemporary design approach may be used in visually discrete positions.

The proposed side (southern) elevation extension would likely assimilate well with the existing dwelling, utilising matching brickwork and set under a proposed continuous hipped roof pitch. As such, this element is considered to embed into the existing property and would not appear out of character when viewed in this context.

In summary, the proposal is considered that the proposal would comply with the provisions of DP26 of the District Plan, Policies E9 and H9 of the Haywards Heath Neighbourhood Plan and the relevant principles of the Mid Sussex Design Guide SPD.

Impact on Neighbouring Amenities

Policy H9 of the Haywards Heath Neighbourhood Plan states that proposals should 'safeguard' neighbouring amenities with regard to privacy, daylight, sunlight and outlook whereas policy DP26 of the MSDP states that development should 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. There is therefore some conflict between the District Plan and Neighbourhood Plan in this respect. 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 Mid

Sussex District Plan 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.

The proposed rear extension would contain a side (southern) elevation window which would assist in serving light into the proposed dining area. Whilst this window would face out towards the neighbouring site immediately to the south, it is considered that the window would be contained to ground floor level. It is noted that there are no side elevation windows at the neighbouring dwelling which would face back towards the proposed window and there would not be a level of mutual overlooking.

Furthermore, it is noted that the proposed roof alterations and side extension would be set approximately 2.1m away from the neighbouring dwelling at No.1 immediately to the south of the site. Whilst the overall size, bulk and built footprint of this element would be increased when compared to the current arrangement, the extension would still be contained to a single storey scale. There are no side (north) elevation windows at the neighbouring dwelling which would face back towards the proposal. As such, it is not considered that the side extension and alterations would result in a significant overbearing impact.

Accordingly, the proposal is considered to comply with the provisions of DP26 of the Mid Sussex District Plan and Policy H9 of the Haywards Heath Neighbourhood Plan in terms of neighbouring amenities.

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, will not result in harm towards neighbouring amenities and results in an acceptable highways impact.

The proposal will comply with Policy DP26 of the District Plan, Policies E9 and H9 of the Haywards Heath Neighbourhood Plan, the MSDC Design Guide and the requirements of the NPPF.

Decision: Permission

Case Officer: Stefan Galyas