

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1518	Case Officer:	Peter Davies
Application Type:	Householder Application		
Proposal:	Proposed single storey rear extension, two storey side extension, first floor front extension, replacement of all windows and doors, removal of chimney and extended parking area.		
Site:	21 Sergison Road, Haywards Heath, West Sussex, RH16 1HX, , , ,		
Validation Date	11 Jun 2025	Overall Expiry Date:	17 Sep 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	7 Oct 2025
Target Date:	6 Aug 2025	Recommending Officer Signature:	Peter Davies

Date Legal Agreement Completed: (if applicable)		No of Representations:	3
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Signed and Agreed By:	Stephen Ashdown	Date:	7 Oct 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1518

**21 Sergison Road, Haywards Heath, West Sussex, RH16 1HX, , ,
Proposed single storey rear extension, two storey side extension, first floor front extension,
replacement of all windows and doors, removal of chimney and extended parking area.
Mr And Mrs Sayer**

REPRESENTATION RECEIVED

2 letters of objection were received for the following reasons:

- First floor side window will look into no. 23 Living room
- Harm to tree protected by TPO close to the boundary between application property and no. 23

1 letter of representation was received which questioned why more neighbours were not consulted and commented on the increase in size to the driveway.

SUMMARY OF CONSULTEES

MSDC Tree Officer

I have reviewed the Tree Survey Schedule and Tree Protection Plan (TPP) for this proposal and have no objection.

Please condition adherence to the TPP.

TOWN COUNCIL OBSERVATIONS

No comment.

INTRODUCTION

The application seeks planning permission for a single storey rear extension, two storey side extension, two storey front extension, replacement of all windows and doors, removal of the existing chimney, installation of solar panels on roof and extension of off street parking area.

RELEVANT PLANNING HISTORY

No relevant history.

SITE AND SURROUNDINGS

The application property is a detached two-storey dwelling located on the west side of Sergison and on the north side of the junction with Heatherbank, within the built-up area boundary of Haywards Heath.

The application property has a pitched roof and is constructed from brick with timber cladding at first floor level, concrete roof tiles and white uPVC fenestration. The dwelling has an attached double garage with flat roof to the side as well as a single storey flat roof protrusion to the front. The application property is set back from the highway with off street parking and hedges to the front. The locality is characterised by detached dwellings of varying scale, form and design.

APPLICATION DETAILS

The application seeks planning permission for a single storey rear extension and two storey side extension. The rear extension will have a width and depth of 14.90 metres and 3.50 metres and extend beyond the side elevation and extend beyond the rear of the proposed two storey side extension. The rear extension will have a lean to roof with an eaves height of 2.90 metres and an overall height of 3.0 metres. The extension will have 3 rooflights protruding 0.15 metres and 3 sets of doors along the rear elevation.

The two-storey side extension is located on the north side of the dwelling and will extend to the rear of the existing garage as well as partially on top of the garage. The extension will have a width of 5.30 metres and a depth of 8.75 metres. The extension will have a pitched roof with an eaves height of 5.25 metres and an overall height of 8.0 metres. The extension will have a door and window on the ground floor north side, windows on both the rear and north side serving the bedroom and a front facing window serving an ensuite bathroom.

The two-storey front extension will reduce the depth of an existing single storey front protrusion by 1.5 metres but increase the width by 1.30 metres to create a new entranceway at ground floor level. At first floor level the extension will extend forward by 1.80 metres with a width of 4.10 metres. The extension will have a pitched roof with an eaves height of 5.10 metres and a ridge height of 6.50 metres.

The existing chimney is to be removed.

All of the existing windows and doors are to be replaced, with all windows and doors to be grey aluminium. The dwelling is to be clad in self coloured white render with grey composite cladding at first floor level on the front and rear elevation. The roof tiles are to be replaced with grey Marley Concrete pan tiles and the flat roof finished with a grey single ply roofing membrane.

The existing concrete paving driveway is to be replaced and increased in size using permeable resin bound paving. The increase will be approximately 9.0 metres in width and ranging from approximately 2.80 metres to 4.10 metres in depth.

24 solar panels are proposed to be installed on the rear west facing elevation.

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

DP37 - Trees, Woodland and Hedgerows

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 (made December 2016)

Relevant policies:

E9 - Design
H9 - Building 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 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
DPN4 - Trees, Woodland and Hedgerows

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)

Paragraphs 8, 11, 131 and 135 are considered to be relevant.

National Planning Policy Guidance

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 trees
- Other Matters
- 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:

- 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 site to accommodate development,
- o 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.'

Policy H9 of the Haywards Heath Neighbourhood Plan states:

'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.'*

Principle DG50 relates to front and side extensions and states:

'Front extensions

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 extension that reflect the character of the existing property.

Side extensions

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.

The gaps between dwellings can sometimes positively contribute to articulating (for example, through the consistent rhythm of repeated houses) and adding interest in a street frontage or by providing views / visible connections to the surrounding countryside. Side extensions will therefore need to appropriately respond to the character of the street form and will not normally be accepted where they close an important gap and view.'

Principle DG51 relates to rear extensions and states:

'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 front extension is considered acceptable in terms of scale, form and design to the existing dwelling and character of the area. The extension will have a small enlargement to the footprint and the dwelling is set well back from the highway with the extension to be constructed from materials to match the rest of the dwelling.

The proposed two storey side extension will be behind and partially on top of the existing flat roof garage. The extension, whilst large in size is subservient to the main dwelling and is of an acceptable design and form constructed from materials to match the rest of the dwelling. Additionally several dwellings in the vicinity have been extended with large extensions including two storey side extensions such as no. 27 Sergison Road under application DM/15/1505.

The proposed rear extension is considered to be of a design, form and scale which would be proportionate and appropriate to the existing dwelling and the character of the area. The extension would not be visible from the street scene and the proposed materials will be matching to the dwelling.

The proposed changes to the external appearance of the dwelling in terms of materials is considered to be acceptable. There is a range of materials used within the surrounding area mainly consisting of brick or render properties some composite cladding also in use.

The solar panels whilst there is a large quantity of panels proposed are sited on the rear elevation to minimise the impact on the character of the area. The solar panels will only be visible from parts of the street scene of Heatherbank.

It is considered that the proposed works would not have a harmful impact on the character of the dwelling and the character of the street scene. The proposal is therefore considered to comply with policy DP26 of the District Plan and policies E9 and H9 of the Haywards Heath Neighbourhood Plan.

Impact on neighbouring properties

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);'

Policy H9 states that proposals should "safeguard" adjoining neighbours amenity 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 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.

A letter of representation was received from neighbouring no. 23 Sergison Road objecting to the proposal on the grounds of the first-floor side elevation window serving the master bedroom would overlook into the living room of no. 23 through the rooflights.

The objection is noted however the window is a smaller secondary window serving the bedroom with the primary window located on the rear elevation. Additionally, the dwellings have a gap of approximately 6.50 metres between them with mature hedging along the shared boundary and due to no.23 being set back further the window will face onto an existing flat roof extension of no. 23 which has windows on the side elevation.

The proposed front extension will overlook the street scene and will therefore not cause significant harm to neighbouring amenity areas.

The proposed rear extension is located approximately 4.0 metres from the shared boundary with no. 23 with mature hedging along the shared boundary. The extension is single storey and will therefore have no views into neighbour amenity areas. The south side boundary is marked by mature hedging with the highway of Heatherbank the other side.

Therefore, there will be no significant harm to neighbour amenity spaces and complies with DP26 of the Mid Sussex District Plan.

Impact on Trees

DP37 of the Mid Sussex District Plan states the following:

'The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected.'

Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted.

Proposals for new trees, woodland and hedgerows should be of suitable species, usually native, and where required for visual, noise or light screening purposes, trees, woodland and hedgerows should be of a size and species that will achieve this purpose.

Trees, woodland and hedgerows will be protected and enhanced by ensuring development:

- o incorporates existing important trees, woodland and hedgerows into the design of new development and its landscape scheme; and*
- o prevents damage to root systems and takes account of expected future growth; and*

o where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management; and
o has appropriate protection measures throughout the development process; and
o takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change; and
o does not sever ecological corridors created by these assets.

The felling of protected trees will only be permitted if there is no appropriate alternative. Where a protected tree or group of trees is felled, a replacement tree or group of trees, on a minimum of a 1:1 basis and of an appropriate size and type, will normally be required. The replanting should take place as close to the felled tree or trees as possible having regard to the proximity of adjacent properties'.

A letter of objection was received from no. 23 as the works would be close to a tree in the front garden of no. 23 that is protected by a TPO. Following the receipt of an arboricultural survey and tree protection plan, the application was re-advertised and no. 23 objected to the proposal but raised no objection to the impact on the tree.

The MSDC tree officer commented and has raised no objection to the proposal subject to condition to ensure works are carried out in adherence with the tree protection plan.

The proposed therefore subject to a suitably worded condition is deemed to comply with DP37 of the Mid Sussex District Plan.

Other Matters

1 letter of representation questioned why more neighbours were not consulted. All of the adjoining neighbours to the site were consulted as required.

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 considered to be appropriate in terms of design, size and scale to the dwellinghouse and locality, would not cause significant harm the amenities of neighbouring properties. Therefore, the proposal complies with Mid Sussex District Plan policies DP26 and DP37, policies E9 and H9 of the Haywards Heath Neighbourhood Plan and with the relevant provisions of the NPPF. The application therefore accords with the Development Plan and is considered acceptable.

Decision: Permission

Case Officer: Peter Davies