

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0489	Case Officer:	Hamish Evans
Application Type:	Householder Application		
Proposal:	Alterations to the front and rear rooflines to increase the usable space within the first floor of the house including the introduction of gable ends. Side extension to the first floor over the existing.		
Site:	Fairmead, 43 Greenways, Haywards Heath, West Sussex, RH16 2DT, , ,		
Validation Date	24 Feb 2026	Overall Expiry Date:	12 May 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	13 May 2026
Target Date:	21 Apr 2026	Recommending Officer Signature:	Hamish Evans

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
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Signed and Agreed By:	Stephen Ashdown	Date:	13 May 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0489

**Fairmead, 43 Greenways, Haywards Heath, West Sussex, RH16 2DT, ,
Alterations to the front and rear rooflines to increase the usable space within the first floor of the house including the introduction of gable ends. Side extension to the first floor over the existing.
Mr And Mrs Najefy**

SUMMARY OF REPRESENTATIONS

A third-party representation letter has been received in respect of the application. It neither objects or supports the application however it requests conditions to secure the external materials, design of windows and the parking of construction vehicles.

SUMMARY OF CONSULTEES

None received.

TOWN COUNCIL OBSERVATIONS

Haywards Heath Town Council

No comment.

INTRODUCTION

The application seeks planning permission for first-floor side extension, a ground floor side extension, two hip-to-gable enlargements and a replacement dormer window at Fairmead 43 Greenways, Haywards Heath.

RELEVANT PLANNING HISTORY

None considered relevant.

SITE AND SURROUNDINGS

The site is located within the Haywards Heath built up area boundary and a residential area. The existing dwelling is a large detached dwelling which is characterised by bare brickwork and brown hanging tile walls, brown clay roof tiles and white uPVC window and door frames. There are some six off-street parking spaces to the front of the dwelling and one within the integral garage. There are residential properties located to the north, south and west of the site and a school is located to the east of the site. The surrounding area is predominantly residential and they are characterised by a variety of residential properties.

APPLICATION DETAILS

The proposed first-floor side extension measures some 2.4 metres in width, 6.4 metres in depth, an eaves height of 2.3 metres and a total height of 5.1 metres. The proposed ground floor side extension would measure some 2.5 metres in width, 1.9 metres in depth, an eaves height of 3.1 metres and a total height of 8.5 metres. The northern hip-to-gable enlargement measures some 5.8 metres in width, 3.0 metres in depth and a total height of 3.3 metres. The southern hip-to-gable enlargement measures some 9.7 metres in width, 6.8 metres in depth and a total height of 5.2 metres. The proposed replacement dormer window would measure some 7.5 metres in width, 2.6 metres in depth, an eaves height of 1.4 metres and a total height of 3.0 metres.

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.

Haywards Heath Neighbourhood Plan (adopted December 2016)

Relevant policies:

E9 - Re-inforcing Local Character

H9 - Extensions of Dwellings in Built-Up Areas

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 hearings were concluded on 19th March 2026. The District Plan remains at Examination until the Inspector has published his report, until that time 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.

ASSESSMENT

Impact on Character and Appearance

Policy DP26 of the District Plan relates to character and design and requires all proposals to be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside as well as addressing the character and scale of the surrounding buildings and landscape. In part the policy requires proposals to be of a high quality design and layout and includes appropriate landscaping and greenspace; and creates a sense of place while addressing the character and scale of the surrounding buildings and landscape.

A similar ethos is found within policies E9 and H9 of the Haywards Heath Neighbourhood Plan and the Mid Sussex Design Guide SPD.

The proposed development would be characterised by external materials similar in appearance to those used in the existing dwelling, details of which can be secured by a suitably worded condition.

The proposed works would not exceed the height of the existing dwelling and in relation to the scale of the existing dwelling they would be relatively modest. The proposed side extensions would be suitably subordinate to the existing dwelling and would not close any important gaps between dwellings. The proposed gable ends would be similar in appearance to other roofs within the surrounding area. The proposed replacement dormer would replace two smaller dormers, however the majority of the roof slope would remain visible and within the context of the resulting roof the proposed dormer is not considered to be excessively wide. Taking into account the above the proposed works are considered to be acceptable and will not have a detrimental impact on the character and appearance of the area. As such the proposal would comply with policy DP26 of the Mid Sussex District Plan, policies E9 and H9 of the Haywards Heath Neighbourhood Plan and the Mid Sussex Design Guide SPD.

A third-party representation letter has been received which requests that conditions are imposed to secure external materials and the design of windows. An appropriate condition can be imposed to secure these details.

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);'

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

A similar ethos is also found within policy H9 of the Haywards Heath Neighbourhood Plan. Although policy H9 states that proposals should "safeguard" adjoining neighbour's privacy, daylight, sunlight and outlook whereas policy DP26 of the Mid Sussex District Plan 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.

The proposed development would be set away from the boundaries of the site and it does not include any first-floor side facing openings. The proposed rear and front facing openings would not have direct

views into neighbouring properties private amenity spaces because of their positions. Taking into account the above the proposed works would not cause significant harm to the amenities of nearby residents and the proposal would comply with policy DP26 of the Mid Sussex District Plan and the Mid Sussex Design Guide SPD.

A representation letter has been received which requests a condition to secure the parking of construction vehicles. Given the amount of parking spaces at the site it is not considered to be necessary to secure the parking of construction vehicles.

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 acceptable in design terms and will not be detrimental to the character and appearance of the area. Furthermore, it is not considered that it would cause significant harm to the amenities of nearby residents. The proposal is exempt from the BNG requirements. Therefore, the proposal complies with policy DP26 of the Mid Sussex District Plan, policies E9 and H9 of the Haywards Heath Neighbourhood Plan, the Mid Sussex Design Guide SPD and with the relevant provisions of the NPPF.

Decision: Permission

Case Officer: Hamish Evans