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TECHNICAL NOTE: Householder Application

Site: 52 Lewes Road, Haywards Heath
Date: March 2026
Original Application: DM/25/2372

Planning permission was granted in November 2025 for the erection of an outbuilding in the rear garden of the above property.

Following approval, construction commenced and was completed in March 2026. During the build, the cabin was positioned slightly further from the rear boundary than originally approved, and the door orientation was altered.

Appendix 1 provides photographs of the completed cabin.

Council Officers have requested that the revised position and design be formally regularised.

The new location of the cabin places it further from both the rear and side boundaries of the site, increasing the separation distance from the neighbouring dwelling to the south. It is also farther from established mature vegetation.

As with the approved scheme, the amended proposal would not result in any harm to the amenities of neighbouring properties. The proposal is therefore considered to accord with the relevant part of Policy DP26 of the District Plan.

Furthermore, the revised location continues to preserve the character and appearance of the Conservation Area setting. The proposal is therefore considered to comply with policies DP35 and DP26 of the Mid Sussex District Plan, policy E9 of the Haywards Heath Neighbourhood Plan and the relevant paragraphs of the NPPF.

While the cabin's position and design differ from the originally approved plans, the changes are not considered to result in any material harm or affect the reasons for approval.

