

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2000	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Demolition of existing conservatory and replaced with a two storey rear extension. Installation of solar panels to roof pitches.		
Site:	14 Ledgers Meadow, Cuckfield, Haywards Heath, West Sussex, RH17 5EW, , ,		
Validation Date	8 Aug 2025	Overall Expiry Date:	16 Sep 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	26 Sep 2025
Target Date:	3 Oct 2025	Recommending Officer Signature:	<i>Catherine Cardin</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	26 Sep 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2000

**14 Ledgers Meadow, Cuckfield, Haywards Heath, West Sussex, RH17 5EW, ,
Demolition of existing conservatory and replaced with a two storey rear extension. Installation of
solar panels to roof pitches.
Morris**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Southern Water

No objection.

PARISH COUNCIL OBSERVATIONS

No objection.

INTRODUCTION

Planning permission is sought for the demolition of an existing conservatory and the construction of a two-storey rear extension.

RELEVANT PLANNING HISTORY

No relevant history.

SITE AND SURROUNDINGS

14 Ledgers Meadow is a two-storey detached property on the south side of Ledgers Meadow. It is constructed of red brick, with white upvc windows and a plain tile roof. The application property has a pitched hipped roof, with hanging tiles to the first-floor elevation.

The property lies within a cul-de-sac within the built-up area boundary of Cuckfield. Neighbouring dwellings are of similar design and forms, set back evenly from the highway with low front boundary walls and mature planting, which gives the locality a distinctive character and appearance. Many of these properties have benefited from extensions, including two storey side and rear extensions, which form part of the character of the area. Neighbouring properties are located to the east, west and south. Highway is located to the north.

APPLICATION DETAILS

The application seeks to demolish an existing conservatory and construct a two-storey rear extension.

This would measure some 9.2 metres in width on the ground floor and some 3.2 metres in depth. It is proposed to use this as a kitchen and family room on the ground floor. This would have a flat roof with 1 no. roof lantern. It is also proposed to install no. 2 sets of French doors and 1 window on the rear (southern) elevation. On the first floor the extension would measure some 4.3 metres in width and some 3.2 metres in depth on the western side and some 1.4 metres in depth on the eastern side. This would have a hipped roof with a height to the ridge of some 7.2 metres and a height to the eaves of some 5.5 metres. The proposed wall and roof materials would match the existing, and the extension would have white upvc windows and doors.

It is also proposed to install 4 no. solar panels on the rear (southern) elevation, 9 no. solar panels on the side (eastern) elevation and 8 no. solar panels on the side (western) 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 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

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

Cuckfield Neighbourhood Plan made in 2014.

Relevant policies:

Policy 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:

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)

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
- Neighbouring Amenities
- Biodiversity Net Gain

Design and Character

Policy DP26 of the Mid Sussex District Plan relates to design and character and 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 protects valued townscapes and the separate identity and character of towns and villages;*
- 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 (see Policy DP27);*
- o creates a pedestrian-friendly layout that is safe, well connected, legible and accessible; o incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- o positively addresses sustainability considerations in the layout and the building design;*
- o 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; o optimises the potential of the site to accommodate development.'*

Policy CNP10 of the Cuckfield Neighbourhood Plan relates to 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.*

The Mid Sussex Design Guide SPD also provides advice for extensions to dwellings. Principle DG49 states that:

'Extensions should respond to the design of the original dwelling and applicants will be expected to demonstrate how local character has informed the design proposal. Extensions should also normally be designed to be well-integrated with the existing scale, form and massing allowing the original building to remain the dominant element of the property whether it has one or several additions.'

Principle DG51 of the Mid Sussex Design Guide 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 two storey rear extension is considered to be of an appropriate scale and design to the existing property. It is considered that the first-floor hipped roof responds well to the character of the existing building. Furthermore, as the proposal includes wall and roof materials to match the existing, it is considered that the development would provide a consistent finish. The rear extension would not be visible from the street scene. It is therefore considered that the proposal would not be harmful to the street scene.

Taking into account the above, the proposal is considered to address the scale and character of the existing and surrounding buildings and townscape. As such the proposal is deemed to comply with the above part of policy DP26 of the District Plan, Policy CNP10 of the Cuckfield Neighbourhood Plan and principles DG49, DG50 and DG51 of the Mid Sussex Design Guide SPD.

Impact on Neighbouring Amenities

In terms of impact on neighbouring amenities, Policy DP26 of the District Plan states proposals 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'*.

To the west is 15 Ledgers Meadow. As this neighbour would be offset from the development by some 6 metres it is not considered that the proposal would be harmful to the outlook and light of this neighbour. As the proposal does not include any windows on the side elevation, it is not considered that the proposal would give rise to any overlooking concerns.

To the east is 13 Ledgers Meadow. As this neighbour would be offset from the development by some 6 metres it is not considered that the proposal would be harmful to the outlook and light of this neighbour. As the proposal does not include any windows on the side elevation, it is not considered that the proposal would give rise to any overlooking concerns.

Due to the domestic nature of the proposed development, it is considered that there would not be a harmful impact in terms of noise, air and light pollution.

It is therefore considered that the proposal would not cause harm to the amenities of neighbouring properties. The proposal is therefore deemed to accord with the above part of policy DP26 of the 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

The proposal is considered to be acceptable in terms of design, size and scale to the dwellinghouse and locality, and would not cause harm to the amenities of neighbouring properties.

In conclusion, the proposal would accord with the requirements of policies DP26 of the Mid Sussex District Plan, and policy CNP10 of the Cuckfield Neighbourhood Plan. It is therefore considered acceptable.

Decision: Permission

Case Officer: Catherine Cardin