

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1326	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Rear decking and re-model flat roof on extension to pitched roof with 3 velux windows.		
Site:	36 Edward Road, Haywards Heath, West Sussex, RH16 4QH, , , ,		
Validation Date	7 Jul 2026	Overall Expiry Date:	28 Jul 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	25 Aug 2026
Target Date:	1 Sep 2026	Recommending Officer Signature:	<i>Catherine Cardin</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
--	--	-------------------------------	---

Signed and Agreed By:	<i>Steven King</i>	Date:	25 Aug 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1326

**36 Edward Road, Haywards Heath, West Sussex, RH16 4QH, , ,
Rear decking and re-model flat roof on extension to pitched roof with 3 velux windows.
Mr And Mrs Easton**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

None received.

TOWN COUNCIL OBSERVATIONS

No comment.

INTRODUCTION

The application seeks planning permission for the replacement and extension of existing decking, and the installation of a pitched roof and three Velux windows to an existing rear extension.

RELEVANT PLANNING HISTORY

No relevant history.

SITE AND SURROUNDINGS

The application property is a two-storey semi-detached dwelling. The property is characterised by red brick, white uPVC fenestration, tile hanging to the first floor, white painted brick and a plain tile roof. The property benefits from an existing rear single storey extension. The land levels slope gently downhill to the north.

The property lies within the built-up area boundary of Haywards Heath. Neighbouring properties are located to the north and south. The public highway lies to the east and residential gardens back onto open countryside to the west.

APPLICATION DETAILS

The proposed pitched roof would measure approximately 5.7 metres in width and 3.8 metres in depth. The roof would have a maximum height of approximately 3.8 metres and an eaves height of approximately 3.3 metres. Three rooflights are also proposed on the roof plane.

The proposed decking would replace and extend the existing decking. This would have a maximum height of 0.9 metres and would incorporate a timber balustrade with a maximum height of approximately 2.1 metres. The decked area would include timber privacy screens along the side northern sides and southern sides with a maximum height of approximately 2.4 metres and steps with railing to the garden area.

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.

No relevant policies

Neighbourhood Plan

Haywards Heath Neighbourhood Plan was made in 2016.

Relevant policies:

E9 - Design

H9 - Extensions

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 is currently at Examination with initial hearings held in February/March 2026. The Council is consulting on Main Modifications which are required to ensure the plan is legally compliant and sound. 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:

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) (August 2026)

ASSESSMENT

It is considered that the main issues that need to be considered in the determination of this application are as follows;

- Character and Design
- Neighbouring Amenities
- Biodiversity Net Gain

Character and Design

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.

Policy E9 of the Haywards Heath Neighbourhood Plan contains a similar ethos.

Policy H9 of the Neighbourhood Plan requires extensions to be subordinate, respect the character of the street scene, and use appropriate materials.

Principle DG52 of the MSDG relates to roof extensions and states, in part, that:

'The roof pitch and form are intrinsic to a building's character and roof extensions should be sensitive to this. Roof extensions and dormer windows that alter the existing ridge of the roof or significantly alter the roof profile of a building will not normally be acceptable, particularly on the front roof slope, and where there is a strong established roofline.'

The proposed pitched roof would be modest in scale and contained within the rear of the site. The incorporation of a pitched roof is considered to provide a more visually sympathetic form of development than the existing flat roof. The proposal would be located to the rear of the property and would therefore have limited visibility from public viewpoints.

The replacement and extended decking would remain subordinate to the host dwelling in terms of its scale, form and appearance.

The proposed rooflights would be flush fitting conservation-style rooflights located within the rear roof slope and would appear as a subordinate addition to the extension roof. The proposed materials are typical of residential decking and roof alterations and would appear sympathetic to the host dwelling. Accordingly, the proposal is not considered to cause harm to the character and appearance of either the host dwelling or the wider area.

The proposal is therefore considered to comply with Policy DP26 of the District Plan, Policies E9 and H9 of the Neighbourhood Plan and the relevant principles of the Mid Sussex Design Guide SPD.

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'*.

Policy H9 of the Neighbourhood Plan requires that *'the privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.'*

As such there is some conflict between the two policies.

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 District Plan is considered to take precedence and therefore the test in this instance is whether the development causes significant harm to the amenities of existing nearby residents.

The application site is adjoined by No. 34 Edward Road to the south and No. 38 Edward Road to the north. Both neighbouring properties are separated from the application site by residential garden boundaries and contain private garden and patio areas.

The site currently benefits from a raised deck approximately 0.9m above ground level. The proposal seeks to replace and extend this existing deck rather than introduce a new elevated amenity area. Whilst the deck would increase in extent, particularly towards No. 34, it would remain at the existing height and would incorporate 2.4m high solid timber privacy screening along the northern and southern sides. Given that the raised deck already exists, the assessment turns on whether the proposal would materially increase the impact on neighbouring amenity. In this regard, the proposed privacy screening would substantially restrict direct views towards the adjoining gardens and patio areas and would provide a greater degree of privacy protection than currently exists. Whilst some oblique views may remain possible from the open western aspect of the deck, these are not considered sufficient to give rise to significant overlooking or loss of privacy to either neighbouring property.

Regarding the proposed roof, whilst the proposed roof would result in some reduction in light and outlook to No. 34 Edward Road, the impact is not considered to be significant given the modest scale of the extension and its pitched roof form.

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 significant harm to the amenities of neighbouring properties and accords with the above-mentioned 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 acceptable in terms of its design, scale and appearance and would not result in significant harm to the amenities of neighbouring occupiers. For the reasons set out above, the development would comply with Policy DP26 of the Mid Sussex District Plan, Policies E9 and H9 of the Haywards Heath Neighbourhood Plan and the relevant guidance contained within the NPPF.

Accordingly, the application is recommended for approval.

Decision: Permission

Case Officer: Catherine Cardin