

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0221	Case Officer:	Tracie Axford
Application Type:	Householder Application		
Proposal:	Proposed Garden Annexe		
Site:	87 Vale Road, Haywards Heath, West Sussex, RH16 4JG, , , ,		
Validation Date	28 Jan 2026	Overall Expiry Date:	23 Feb 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	24 Mar 2026
Target Date:	25 Mar 2026	Recommending Officer Signature:	<i>Tracie Axford</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	25 Mar 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0221

**87 Vale Road, Haywards Heath, West Sussex, RH16 4JG, , ,
Proposed Garden Annexe
Turk**

SUMMARY OF REPRESENTATIONS

None

SUMMARY OF CONSULTEES

Southern Water state that the development site is not within the statutory area

HAYWARDS HEATH TOWN COUNCIL OBSERVATIONS

No comment

INTRODUCTION

The application seeks planning permission for a single storey garden annexe.

RELEVANT PLANNING HISTORY

There is no relevant planning history for this site.

SITE AND SURROUNDINGS

The application site is a two storey mid-terrace pitched roofed dwelling. The walls are characterised by face brickwork with tile hanging to the front, the doors and windows are UPVC. The rear garden is accessed by an alleyway between 87 and 85 Vale Road. The property is set back from the highway by grass verges and pathway on front of the front gardens.

The locality is characterised by terraced properties of a similar form and design. The dwellings are set back from the highway with soft landscaping and low front boundary walls. Beyond the rear boundary of the property are allotment gardens.

APPLICATION DETAILS

The application seeks planning permission for a new single-storey garden annexe within the residential curtilage of 87 Vale Road, Haywards Heath. The proposal is intended to provide additional living space for the occupants of the main dwelling. The garden annexe will measure approximately 6.7m x 4.2m with an overall height of approximately 2.5m.

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 (made December 2016)

Relevant policies:

E9 - Design

H9 - Extensions to existing dwellings

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

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
- Impact on neighbouring properties
- 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:

- height, scale, spacing, layout, orientation, design and materials of buildings,
 - the scale, design and materials of the development (highways, footways, open space and landscape), and is sympathetic to the setting of any heritage asset,
 - respects the natural contours of a site and protects and sensitively incorporates natural features such as trees, hedges and ponds within the site,
 - creates safe, accessible and well-connected environments that meet the needs of users,
 - Will not result in unacceptable levels of light, noise, air or water pollution,
 - Makes best use of the site to accommodate development,
 - 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.'*

The proposed garden annexe will be located on the rear boundary of the site. It will measure approximately 6.7m x 4.2m with an overall height of approximately 2.5m. Externally it will have composite timber cladding and UPVC windows and doors. It is therefore considered that the design and scale of the annexe will be in keeping with the existing dwelling. As the annexe will not be visible from the public domain, it will not detract from the character of the dwelling, nor have a harmful impact on the street scene.

The proposal is therefore considered to comply with policy DP26 of the District Plan and policy E9 of the Haywards Heath Neighbourhood Plan.

Impact on residential 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);'

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.

The garden annexe will be sited at the rear boundary of the garden and will therefore be positioned away from the neighbouring properties. It is therefore considered that there will be no significant impacts in terms of light to the neighbours. In terms of overlooking, there will be an impact on neighbouring

amenities, however the low height of the annexe, including a flat roof with an overhang, will ensure that this impact is limited as much as possible. The window on the rear elevation will be obscure glazed and fixed shut ensuring that there will be no overlooking to the allotment gardens situated beyond the rear boundary of the garden.

Therefore, it is considered that there will be minimal harm to neighbouring amenities and the application complies with policy DP26 of the Mid Sussex 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

In conclusion, the proposal is considered to be appropriate in terms of design, size and scale to the dwellinghouse and locality and would not cause significant harm to the amenities of neighbouring properties. Therefore, the proposal complies with Mid Sussex District Plan policies DP26, 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: Tracie Axford