

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2593	Case Officer:	Anna Tidey
Application Type:	Householder Application		
Proposal:	Proposed double storey and single storey extensions including cladding and brickwork to match existing house		
Site:	52 Pasture Hill Road, Haywards Heath, West Sussex, RH16 1LX, , , ,		
Validation Date	16 Oct 2025	Overall Expiry Date:	11 Nov 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	4 Dec 2025
Target Date:	11 Dec 2025	Recommending Officer Signature:	Anna Tidey

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	4 Dec 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2593

**52 Pasture Hill Road, Haywards Heath, West Sussex, RH16 1LX, , ,
Proposed double storey and single storey extensions including cladding and brickwork to match
existing house
Mr And Mrs Boneham**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Southern Water: No objections.

Newt Officer: The pond which is located approximately 60m west tested negative for GCN eDNA earlier this year as part of another application (DM/25/0620). Agrees the informative.

TOWN COUNCIL OBSERVATIONS

Haywards Heath Town Council: No comment.

INTRODUCTION

This application seeks planning permission for various works to extend and alter a detached house, with associated external works at No 52 Pasture Hill Road in Haywards Heath.

RELEVANT PLANNING HISTORY

DM/21/3133. Garage conversion and change of roof from flat to pitched with rooflights. Approved October 2021.

SITE AND SURROUNDINGS

No 52 Pasture Hill Road is a 3 bed detached house, located on the corner of Harlands Road and Pasture Hill Road in Haywards Heath. This is an established residential road in the Built up Area of Haywards Heath.

The property has been previously altered and extended by the addition of a single storey sunroom addition and a flat roofed side extension with a raised decked area, which together extend to the full depth of the house on the south eastern elevation.

The house benefits from a front driveway off Harlands Road with a dropped kerb access across the front pavement, and also from an off road parking area for 2 cars at the rear with dropped kerb access off Pasture Hill Road.

Adjacent to these spaces, and accessed from the rear pedestrian gate, which leads into the rear garden, is the former single garage. This appears to have been converted, as approved under DM/21/3133, to create a home office/store.

The front door to the house is located on the north western side elevation of the house, served by a pedestrian access gate off Pasture Hill Road. There is also a side access pathway along the south eastern elevation of the house, which is currently blocked and unused. The nearest neighbouring house is located at No 67, Harlands Road, which is of a different style and is located at a lower level, as the road slopes away to the east.

The site is located in a Red Zone for Great Crested Newts and within the built up area of Haywards Heath.

APPLICATION DETAILS

This application seeks planning permission for the construction of a single storey side extension on the north west side of the property to include a covered porch and a first floor addition located on the south eastern side of the house.

The proposed single storey side extension will enlarge the ground floor living space and allow the provision of a ground floor shower room and enlarged hallway with double French doors to access the rear garden.

The proposed single storey rear extension measures 3.5m wide by 5.7m deep (approx.). The addition is shown on the proposed plans to be constructed in brick with a lean to roof extending to beneath the cill level of the first floor windows on this elevation. A gabled open canopy is proposed to serve a new front door, which is located in the north west facing elevation of the extension. A roof light is proposed to serve the new shower room and a pair of glazed French doors with sidelights measuring 2.8 metres wide will light the new entrance hall.

The proposed first floor addition is located above the footprint of the existing single storey conservatory and flat roofed side extension on the south eastern side of the house. This will allow the formation of two additional bedrooms bringing the total bedroom number to five.

The submitted plans show some adjustments to the existing ground floor windows to reduce the sunroom window to a high level window. No side windows are proposed in the gabled first floor wall in the addition which faces towards the next-door property at No 68 Harlands Road. At ground floor level the existing rear patio doors and window will be retained which allow access onto an existing raised deck area above the level of the rear garden. Windows to serve the new bedrooms are located at first floor level in the front and rear elevations of the first floor addition.

The submitted plans detail the proposed external materials to be used in the construction of the additions to include: brickwork at ground floor level and Hardie plank horizontal cladding in a light grey colour at first floor level, with matching white windows and doors.

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, the Haywards Heath Neighbourhood Plan and Site Allocations DPD.

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:

DP21 Transport
DP26 Character and design
DP38 Biodiversity

Site Allocations Development Plan Document

The SADPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

There are no policies deemed relevant to this application.

Neighbourhood Plan

Haywards Heath Neighbourhood Plan -made 15th December 2016.

Relevant policies:

Policy E9 Design
Policy H9 Building 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 (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
DPS6 Health and Wellbeing
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

- Impact on residential amenities
- Parking provision
- Biodiversity
- Biodiversity Net Gain

Design

Policy DP26 of the District Plan seeks to promote well located and designed development, to protect valued characteristics of the built environment for their historical and visual qualities and support sustainable communities and create accessible environments. Policy DP26 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 DP29);*
- * 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.'*

Neighbourhood Plan Policies H9 and E9 are relevant, and these state:

Policy H9

'Extensions to existing dwellings will be permitted where it meets the following criteria:

- o The scale, height and form fit unobtrusively with the existing building and the character of the street scene.*
- o Spacing between buildings would respect the character of the street scene.*
- o Gaps which provide views out to surrounding countryside are maintained.*
- o Materials are compatible with the materials of the existing building.*
- o The traditional boundary treatment of an area is retained and, where feasible reinforced.*
- o The privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.'*

Policy E9

'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:

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

o 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.'

Principle DG49 states:

'Extensions should respond to the design of the original dwelling and applicant 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 allow the original building to remain the dominant element of the property whether it has one or several additions.

Extensions should typically use simple, uncomplicated building forms to complement and coordinate with the scale, form and massing of the original dwelling. The design approach may benefit from coordinating with the existing pattern of window and door openings as well as employing facing materials to match those of the existing dwelling. Otherwise it should demonstrate the appropriateness of the alternative approach.

Extensions should not result in a significant loss to the private amenity area of the dwelling.

There are two general approaches to extending a property:

- designing in the style of the existing building by closely matching its facing materials, architectural features, window sizes and proportions; and*
- designing in a contemporary style that takes its cues from key aspects of the existing building that might include its underlying form and proportions, facing materials, window design and other specific architectural features. The success of this approach is particularly reliant on high quality facing materials and finishes, and this will normally need to be demonstrated through detailed elevations and section drawings.*

Both approaches can create successful, well designed extensions that can be mutually beneficial to both the house and the wider area. All extensions and alterations should consider their impact on neighbouring properties (refer to Chapter 8 on residential amenity).'

Design Guide Principle DG50 refers to Front and Side extensions and states:

'Front and side extensions are typically visible from the public realm and will be resisted where they have an adverse impact on the street scene or the appearance of a dwelling.

Front extensions

Front extensions are more likely to be acceptable where the building line is staggered or where the dwelling is set well back from the road. They are less likely to be acceptable in streets with a strong consistent building form as they risk disrupting the underlying order. Where front extensions are considered acceptable, they should normally be limited to a modest single storey or porch-type extension that reflect the character of the existing property.

Side extensions

Side extensions should normally be subservient to the original dwelling and typically be set-back from the front of the house to help define the original building. The gaps between dwellings can sometimes positively contribute to articulating (for example, through the consistent rhythm of repeated houses) and adding interest in a street frontage or by providing views / visible connections to the surrounding countryside. Side extensions will therefore need to appropriately respond to the character of the street form and will not normally be accepted where they close an important gap and view.'

The proposed extensions will enlarge the host property on the ground and at first floor, and will increase the bedroom numbers from three to five. The side addition will increase the width and scale of the dwelling and bring the footprint of the building closer to the junction of Harlands Road and Pasture Hill Road. This will alter its presence on the corner plot in the street scene. Due to the form of the addition, with the lean to style roof, the proposed single storey extension will form a subordinate addition at the side of the house.

The proposed first floor addition will create an infill addition between Nos 52 Pasture Hill Road and No 67 Harlands Road, as viewed from the street scene.

As a result of the proposed extensions the overall footprint of the building will be enlarged, but not by such a significant amount to be out of keeping on the property or upon its setting. The useable habitable space will be improved on the ground floor and at first floor. The design and form of the proposed additions is acceptable and will not detract from the overall character and appearance of the house in public views from the street. The proposed construction materials will match the existing materials and style of the house.

Consequently, the appearance of the proposed extension works are considered to accord with District Plan Policy DP26 and Policy H9 of the Haywards Heath Neighbourhood Plan and with the relevant Design Guide principles.

Impact on residential amenities

District Plan Policy DP26 and Neighbourhood Plan Policy H9 are relevant in the determination of this application with regards to the impact of the changes on residential amenities. There is a conflict in the phrasing of these policies. District Plan Policy DP26 requires 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.*'

In contrast Policy H9 states that extensions to existing dwellings will be permitted where the privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.

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.

In addition Principle DG45 in the Design Guide refers to the need to consider privacy of existing and future residents and it is noted that privacy may be affected by the relationship of buildings to each other.

The immediate neighbouring properties are the detached house at No 67 Harlands Road, to the east, No 50 Pasture Hill Road to the south at the rear, and No 71 Harlands Road to the west of the adjacent road junction. Each of these properties are for different designs to No 52.

It is considered that the neighbour most affected by the proposed works is No 67 Harlands Road, being the closest to the proposed first floor extension. There is a gap between the two properties, created as a result of pedestrian pathways which are situated on either side of the 2m high close board boundary fence. There is a cat slide roof on the side elevation of No 67, upon which a hipped roof dormer is located, which accommodates an obscured window (which appears to serve a bathroom in that property). A secondary window, to a first floor bedroom, is also located in the north west facing side elevation of the neighbouring house at No 67.

Careful consideration has been given to the potential impact of the construction of the first floor addition above the existing single storey additions at No 52. It is considered that given the relationship of the two existing properties, the changes that are proposed to the fenestration details at ground floor level and the fact that the new addition will have windows restricted to the front and rear elevations only, the proposed addition can be accepted as submitted.

Consideration has been given to the orientation of the two neighbouring properties and the fact that the nearest affected window is obscured glazed to serve a bathroom. It is therefore considered that the first floor addition will create no significant harm to the privacy, outlook, daylight and sunlight of the immediate residents of that property.

Due to the location of the proposed single storey addition adjacent to the road junction, and within the site boundaries which are well screened with a large conifer hedge, it is considered that there would be no significant harm to the neighbours to the west of the site.

Overall, the proposed additions are considered acceptable in terms of any impact upon the neighbouring residents. The proposal therefore accords with the requirements of the more up to date Policy DP26 of the District Plan, and also with the requirements of Policies H9 and E9 of the Haywards Heath Neighbourhood Plan and the relevant principles of the Design Guide.

Parking provision

With regards to parking provision for the extended house, the relevant District Plan Policy is DP21, which states:

'Development will be required to support the objectives of the West Sussex Transport Plan 2011- 2026, which are:

- o A high quality transport network that promotes a competitive and prosperous economy;*
- o A resilient transport network that complements the built and natural environment whilst reducing carbon emissions over time;*
- o Access to services, employment and housing; and*
- o A transport network that feels, and is, safer and healthier to use.*

To meet these objectives, decisions on development proposals will take account of whether:

- o The scheme is sustainably located to minimise the need for travel noting there might be circumstances where development needs to be located in the countryside, such as rural economic uses (see policy DP14: Sustainable Rural Development and the Rural Economy);*
 - o Appropriate opportunities to facilitate and promote the increased use of alternative means of transport to the private car, such as the provision of, and access to, safe and convenient routes for walking, cycling and public transport, including suitable facilities for secure and safe cycle parking, have been fully explored and taken up;*
 - o The scheme is designed to adoptable standards, or other standards as agreed by the Local Planning Authority, including road widths and size of garages;*
 - o The scheme provides adequate car parking for the proposed development taking into account the accessibility of the development, the type, mix and use of the development and the availability and opportunities for public transport; and with the relevant Neighbourhood Plan where applicable;*
 - o Development which generates significant amounts of movement is supported by a Transport Assessment/ Statement and a Travel Plan that is effective and demonstrably deliverable including setting out how schemes will be funded;*
 - o The scheme provides appropriate mitigation to support new development on the local and strategic road network, including the transport network outside of the district, secured where necessary through appropriate legal agreements;*
 - o The scheme avoids severe additional traffic congestion, individually or cumulatively, taking account of any proposed mitigation;*
 - o The scheme protects the safety of road users and pedestrians; and*
 - o The scheme does not harm the special qualities of the South Downs National Park or the High Weald Area of Outstanding Natural Beauty through its transport impacts.*
- Where practical and viable, developments should be located and designed to incorporate facilities for charging plug-in and other ultra-low emission vehicles.*
- Neighbourhood Plans can set local standards for car parking provision provided that it is based upon evidence that provides clear and compelling justification for doing so'.*

The proposal will increase the number of bedrooms available to the occupiers of the house from 3 to 5. There is existing off road parking provision at the front and rear of the house for up to 4 vehicles.

For a 3 bed property located in the Lucastes and Bolnore Ward of Haywards Heath the West Sussex County Council Guidance on Parking recommend 1.7 spaces should be provided, and for a 4 bed house, 2.2 spaces.

There is an over provision for parking for the extended dwelling when assessed against the WSCC parking requirements. Whilst there is restricted on street parking in the nearby roads, the site is also located in a sustainable location close to the station, town centre and other sustainable transport options. The proposal is therefore considered acceptable in terms of the provision for parking for the extended property and therefore the proposal accords with the aims of District Plan Policy DP21.

Biodiversity

The site falls within the Red Impact Risk Zone for Great Crested Newts.

The relevant District Plan Policy with regards to biodiversity and its protection is DP38. This states:

'Biodiversity will be protected and enhanced by ensuring development:

- o Contributes and takes opportunities to improve, enhance, manage and restore biodiversity and green infrastructure, so that there is a net gain in biodiversity, including through creating new designated sites and locally relevant habitats, and incorporating biodiversity features within developments; and*
- o Protects existing biodiversity, so that there is no net loss of biodiversity. Appropriate measures should be taken to avoid and reduce disturbance to sensitive habitats and species. Unavoidable damage to biodiversity must be offset through ecological enhancements and mitigation measures (or compensation measures in exceptional circumstances); and*
- o Minimises habitat and species fragmentation and maximises opportunities to enhance and restore ecological corridors to connect natural habitats and increase coherence and resilience; and*
- o Promotes the restoration, management and expansion of priority habitats in the District; and*
- o Avoids damage to, protects and enhances the special characteristics of internationally designated Special Protection Areas, Special Areas of Conservation; nationally designated Sites of Special Scientific Interest, Areas of Outstanding Natural Beauty; and locally designated Sites of Nature Conservation Importance, Local Nature Reserves and Ancient Woodland or to other areas identified as being of nature conservation or geological interest, including wildlife corridors, aged or veteran trees, Biodiversity Opportunity Areas, and Nature Improvement Areas.*

Designated sites will be given protection and appropriate weight according to their importance and the contribution they make to wider ecological networks.

Valued soils will be protected and enhanced, including the best and most versatile agricultural land, and development should not contribute to unacceptable levels of soil pollution.

Geodiversity will be protected by ensuring development prevents harm to geological conservation interests, and where possible, enhances such interests. Geological conservation interests include Regionally Important Geological and Geomorphological Sites.'

An Informative is recommended regarding the potential for the development to affect Great Crested Newts to accord with the aims of District Plan Policy DP38.

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 proposed rear and side extensions, and associated alterations, are considered acceptable in design terms and will not impact harmfully upon the character and appearance of the property or the street scene in this established residential road.

It is considered that the new additions will not cause significant harm to the neighbouring amenities. The proposal accords with the aims of District Plan Policy DP26 and also with the requirements of Policies H9 and E9 of the Haywards Heath Neighbourhood Plan and the relevant principles of the Design Guide.

The site is located in a sustainable location. The proposed on site parking provision will accord with the aims of District Plan Policy DP21.

Consequently this application is recommended for approval.

Decision: Permission

Case Officer: Anna Tidey