

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2191	Case Officer:	Caroline Grist
Application Type:	Householder Application		
Proposal:	Remove conservatory; remove existing two storey northeast extension and chimney, erect new two storey extension to form new entrance at ground floor; internal alterations to the house; replace all windows and doors.		
Site:	Broadhurst Wood, Redbridge Lane, Balcombe, Haywards Heath, West Sussex, RH17 6PP, ,		
Validation Date	2 Sep 2025	Overall Expiry Date:	27 Mar 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	9 Apr 2026
Target Date:	28 Oct 2025	Recommending Officer Signature:	<i>Caroline Grist</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	10 Apr 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2191

**Broadhurst Wood, Redbridge Lane, Balcombe, Haywards Heath, West Sussex, RH17 6PP,
Remove conservatory; remove existing two storey northeast extension and chimney, erect new
two storey extension to form new entrance at ground floor; internal alterations to the house;
replace all windows and doors.
Mrs Jackie Wright**

SUMMARY OF REPRESENTATIONS

No representations have been received in response to this application.

SUMMARY OF CONSULTEES

Southern Water

No objection.

Tree Officer

No objection. Condition recommended.

PARISH COUNCIL OBSERVATIONS

First Response

Balcombe Parish Council have no concerns regarding the proposals in general with the exception of the black aluminium windows and doors proposed for the reworked elevations. The council thought this would impact the overall appearance of the property and would prefer fenestration similar to existing or to match the replacement earthy-clay coloured windows on other elevations.

Second Response

Balcombe Parish Council do not object to the proposed changes.

INTRODUCTION

Planning permission is sought to remove a conservatory; remove an existing two storey northeast extension and chimney, erect new two storey extension to form new entrance at ground floor; internal alterations to the house and to replace all windows and doors.

RELEVANT PLANNING HISTORY

There is no relevant planning history.

SITE AND SURROUNDINGS

Broadhurst Wood is a detached, two storey dwelling that is situated on the southern side of Redbridge Lane. The elevations are finished in painted brick, hanging tiles and render and the roof has plain tiles. There are single storey projections on the northern and eastern elevations, which are a porch and store. The dwelling also benefits from an outbuilding to the north.

The site is located outside of the built up area of Balcombe and therefore lies within the countryside. A neighbouring dwelling is to the west of the site, whilst fields are to the south and east. The house is set

back from the highway by an area of hard surfacing. The application site is also within the High Weald Area of Outstanding Natural Beauty (AONB).

APPLICATION DETAILS

Planning permission primarily relates to the replacement of a two storey section of the building. It currently contains a W.C on the ground floor and a bathroom on the first floor. The new extension would be used as an entrance lobby on the ground floor and a bathroom on the first floor.

The proposed extension is to measure some 3.1 metres wide and 2.6 metres deep. It is to have a pitched roof and would measure some 5.7 metres to the eaves and 7.3 metres to the ridge. The extension is to be finished in render to match the main house.

The works also include the removal of a conservatory, which had been removed at the time of the Case Officer's site visit, the removal of two chimneys and the installation of replacement windows.

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 Allocations Document (DPD) and Balcombe 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:

- DP12 - Protection and Enhancement of Countryside
- DP16 - High Weald Area of Outstanding Natural Beauty
- DP26 - Character and Design
- DP37 - Trees, Woodland and Hedgerows

Mid Sussex Site Allocations Document (DPD)

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

There are no relevant policies.

Balcombe Neighbourhood Plan

The Balcombe Neighbourhood Plan was formally made on 22nd September 2016.

Relevant policies:

- Policy 1 - Built Up Area Boundary
- Policy 3 - Design

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 hearings were concluded on the 19th March 2026. 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

DPS6 - Health and Wellbeing

DPC1 - Protection and Enhancement of the Countryside

DPC4 - High Weald Area of Outstanding Natural Beauty

DPN4 - Trees, Woodland and Hedgerows

DPB1 - Character and Design

Mid Sussex Design Guide

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.

High Weald AONB Management Plan 2024 - 2029

National Planning Policy Framework (NPPF) (December 2024)

Legislation

Countryside and Rights of Way Act (2000)

The Levelling-up and Regeneration Act (2023)

ASSESSMENT

Impact on the High Weald Area of Outstanding Natural Beauty

The legal framework for AONBs, (also known as National Landscapes) in England and Wales is provided by the Countryside and Rights of Way Act (CRoW) 2000 which at Section 82 reaffirms the primary purpose of AONBs: to conserve and enhance natural beauty. Section 84 of the CRoW requires Local Planning Authorities to *'take all such action as appears to them expedient for accomplishment of the purpose of conserving and enhancing the natural beauty of the AONB'*. The Levelling-up and Regeneration Act (2023) amended section 85 of the CRoW Act, to create a new duty on relevant authorities to *'seek to further the purpose of conserving and enhancing the natural beauty of the area when discharging their functions in AONBs'*. A similar ethos is found within The High Weald Area of Outstanding Natural Beauty Management Plan which is a material consideration in the determination of planning applications in the AONB.

Paragraph 189 of the NPPF states:

'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks.'

Policy DP16 of the Mid Sussex District Plan relates to the AONB and states that:

'Development within the High Weald Area of Outstanding Natural Beauty (AONB), as shown on the Policies Maps, will only be permitted where it conserves or enhances natural beauty and has regard to the High Weald AONB Management Plan, in particular:

- o *the identified landscape features or components of natural beauty and to their setting;*
- o *the traditional interaction of people with nature, and appropriate land management;*
- o *character and local distinctiveness, settlement pattern, sense of place and setting of the AONB;*
- and
- o *the conservation of wildlife and cultural heritage'.*

This is also reflected in policy 3 of the Balcombe Neighbourhood Plan.

The proposed development would alter and extend an existing dwelling and, as such, it is not considered to form an isolated development within the wider landscape. The proposal would not have any adverse impact on the landscape quality of the AONB due to it being viewed in context with existing built forms within this area. As such the proposal would comply with the requirements of Policy DP16 of the District Plan, Policy 3 of the Balcombe Neighbourhood Plan, The High Weald Management Plan and paragraph 189 of the NPPF.

Design and impact on the character of the area

The application site is located within the countryside, as defined by the Mid Sussex District Plan. Policy DP12 establishes that:

'The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:

- o *it is necessary for the purposes of agriculture; or*
- o *it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan'.*

Policy DP26 of the Mid Sussex District Plan relates to design 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 3 of the Balcombe Neighbourhood Plan also requires the scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings to reflect the architectural and historic character and scale of the surrounding buildings.

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'.

The application relates to a detached, two storey dwelling that is situated on a comfortable plot. Whilst there are dwellings along Redbridge Lane, they are well spaced and predominantly set back from the highway. The area is verdant, characterised by trees and planting, and reflects its countryside designation.

Planning permission is sought to construct a replacement extension and to undertake other alterations to Broadhurst Wood. The proposed extension would be of a similar depth to the existing structure but would be approximately 0.5 metres wider. It would also be some 1.2 metres lower in height.

Changes have been made to the design of the extension during the course of the application. It has been re-orientated so that the entrance would be situated on the north eastern elevation, rather than at an angle. The window design has also been revised so that they would relate more closely to those found within the main house. It has also been confirmed that the colour of the window frames will match those in the host dwelling, rather than black as originally proposed. Overall it is considered that the changes made have resulted in an extension that responds appropriately to the character of the existing dwelling. The other alterations are considered to respond appropriately to the host dwelling.

Given the acceptability of the scale and form of the extension and alterations in relation to the main house, and that the extension would replace a similar projection, it is considered that the proposal would not appear incongruous when viewed from public vantage points. It would also not result in harm to the rural and landscape character of the countryside.

Impact to neighbouring amenity

Policy DP26 of the Mid Sussex District Plan states:

'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);'

Neighbouring dwellings are located to the north and west of the site. The proposed extension is to be situated on the north eastern side of the property and, as such, it would not result in a loss of light or outlook to neighbouring houses. No new windows are proposed that would result in any direct overlooking. Given the domestic nature of the proposal it is considered that there would not be a harmful impact in terms of noise, air or light pollution.

Impact to trees

Policy DP37 of the Mid Sussex District Plan relates to trees and states in part:

'The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected.'

'Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted'.

There are a group of trees at the entrance to the property that are within 15 metres of the proposed development. This group of trees is situated adjacent to the highway and is considered to make a positive contribution to the character of the area.

Further information has been provided, during the course of the application, in relation to these trees. A plan has been submitted that shows how the trees would be protected during the construction period. It also shows that the proposed extension would not be situated within the Root Protection Area of the trees.

The latest information has been reviewed by the Tree Officer, who has raised no objection subject to the development being carried out in accordance with the tree protection measures. Given the prominence of these trees and the contribution they make to the character of the area, it is considered necessary and reasonable to include a condition to ensure the trees are not damaged during the construction period.

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 would accord with the requirements of policies DP12, DP16, DP26 and DP37 of the Mid Sussex District Plan and policies 1 and 3 of the Balcombe Neighbourhood Plan. It is therefore considered acceptable.

Decision: Permission

Case Officer: Caroline Grist