

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0719	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Proposed side and rear wrap around extension with an extended roofline and three dormer windows to rear		
Site:	1 Stoaches Cottages, Freshfield Lane, Danehill, Haywards Heath, West Sussex, RH17 7HQ, ,		
Validation Date	30 Mar 2026	Overall Expiry Date:	6 Jul 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	7 Jul 2026
Target Date:	25 May 2026	Recommending Officer Signature:	Catherine Cardin

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	8 Jul 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0719

**1 Stoaches Cottages, Freshfield Lane, Danehill, Haywards Heath, West Sussex, RH17 7HQ,
Proposed side and rear wrap around extension with an extended roofline and three dormer
windows to rear
Mr James Greeley**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEEES

Health and Safety Executive

'Do not advise against, consequently, HSE does not advise, on safety grounds, against the granting of planning permission in this case.'

Southern Gas Networks

No objection.

MSDC Tree Officer

No objection.

Southern Water

No objection.

PARISH COUNCIL OBSERVATIONS

No objection.

INTRODUCTION

The application seeks planning permission for a proposed side and rear wrap around extension, roof enlargement and three dormer windows to the rear.

RELEVANT PLANNING HISTORY

HK/002/95- Proposed new driveway to existing dwelling. Permission.

SITE AND SURROUNDINGS

The application property is a two-storey semi-detached dwelling. The property is characterised by red brick, hanging tiles to the first-floor elevation, white fenestration and a plain tile roof. The property benefits from off-street parking to the front of the property which can accommodate approximately three cars.

The application site lies outside the built-up area boundary of Horsted Keynes and lies within the High Weald Area of Outstanding Natural Beauty. A neighbouring property is located to the south, whilst open countryside lies to the north and east. The public highway is located to the west.

APPLICATION DETAILS

The proposal seeks planning permission for a side and rear wrap around extension, alterations to the roofline and the installation of three dormer windows to the rear.

The proposed side extension would measure approximately 4.8 metres in width and 5.8 metres in depth. It would be served by a hipped roof, with a ridge height of approximately 4 metres and an eaves height of 2.8 metres. The extension would be linked to the existing dwelling via a flat roofed boot room, incorporating a rooflight. The front (western) elevation would include a window and door, whilst the side (northern) elevation would contain two windows. The rear (eastern) elevation would comprise a further door and window. The extension would be finished in materials to match those of the existing dwelling and would provide two study rooms.

The proposed rear extension would measure approximately 10.3 metres in width and 2.9 metres in depth. This element would incorporate a pitched roof, with a maximum height of approximately 5.9 metres and an eaves height of 3 metres. In addition, the rear (eastern) elevation would include three dormer windows, two sets of French doors, and a single window. The development would be finished in materials to match the existing dwelling. At ground floor level, the rear extension would enlarge the existing kitchen/ dining area. At first floor level, the proposal would extend two bedrooms and facilitate the creation of a shower room.

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 Horsted Keynes 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 the Countryside
- DP16 - High Weald Area of Outstanding Natural Beauty
- DP26 - Character and Design
- DP37 - Trees, Woodlands and Hedgerows

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

Horsted Keynes Neighbourhood Plan was made in 2023.

Relevant policies:

- Policy HK4 - Maintaining Local Character and Good Quality Design
- Policy HK5 - Infill development and domestic 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 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

DPB1 - Character and Design

DPC4 - High Weald Area of Outstanding Natural Beauty

DPC1 - Protection and Enhancement of the Countryside

DPN4 - Trees, Woodlands and Hedgerows

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 the High Weald AONB
- Neighbouring Amenities
- Impact on Trees
- Biodiversity Net Gain

Design and Character

The site is located within the defined Countryside. Policy DP12 of the District Plan refers to the protection of the countryside and states, in part, that development will be permitted in the countryside provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and is necessary for the purposes of agriculture or is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.

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.

Principle DG49 of the MSDC Design Guide requires extensions to be well related to the original dwelling and informed by local character. Extensions should be subordinate to, and integrated with, the existing

building in terms of scale, form and massing, ensuring that the original dwelling remains the dominant element. Simple building forms are encouraged, along with the alignment of window and door patterns and the use of matching or otherwise appropriate materials. Proposals should also avoid causing significant loss of private amenity space.

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.'

Policy HK4 of the Neighbourhood Plan requires that *'all development should maintain the distinct local character and demonstrate good quality design.'* It sets out that this can be achieved through high quality design that respects the scale, bulk and character of existing and surrounding buildings and uses good quality materials that complement the existing palette of materials used within Horsted Keynes.

Policy HK5 of the Neighbourhood Plan relates to infill development and domestic extensions and requires that *'the spacing between buildings reflects the character of the street scene (in the case of domestic extensions, the scale, height and form must fit unobtrusively with and be subservient to the existing building).'* It further sets out that domestic extensions will be permitted where the *'materials are compatible with materials of existing/surrounding buildings;'*

The proposed side extension would remain subordinate to the host dwelling by virtue of its lower ridge height, set-back position from the principal elevation, modest scale and hipped roof design. The hipped roof would reduce the perceived bulk of the extension and provide an appropriate transition between the existing dwelling and the proposed addition. Whilst the extension would project beyond the existing flank elevation and be visible within the street scene, it would read as a clearly ancillary addition to the dwelling rather than competing with the original building. The use of materials to match the existing dwelling would ensure a cohesive and sympathetic appearance.

The proposed rear extension, roof enlargement and rear dormer windows would be largely confined to the rear of the property and would therefore have limited visibility from public viewpoints. The proposed dormers are considered proportionate to the roof slope and would appear as subordinate additions that are sympathetic to the character of the dwelling. The proposed roof alterations would not result in an overly bulky or incongruous form of development.

Although the property forms part of a semi-detached pair, the proposal would not unacceptably disrupt the relationship between the two dwellings. The scale, height and form of the extensions are considered to fit unobtrusively with the host dwelling and would remain subservient to it, in accordance with the requirements of Policy HK5.

Whilst the site lies within the countryside, the proposal relates to the extension of an existing lawful dwellinghouse and does not represent new isolated development. Given its scale, form, design and use of matching materials, the proposal would maintain the character of both the host dwelling and the surrounding area.

The proposal is therefore considered to comply with Policies DP12 and DP26 of the District Plan, policies HK4 and HK5 of the Horsted Keynes Neighbourhood Plan and the relevant principles of the Mid Sussex Design Guide SPD.

Impact on the High Weald AONB

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 in the District Plan has similar aims.

Whilst the site lies within the countryside, the proposal relates to the extension of an existing lawful dwellinghouse and does not represent new isolated residential development. The proposal comprises extensions to an existing dwellinghouse and would be viewed in the context of existing residential development. Given its domestic scale, sympathetic design and use of matching materials, the development would not result in any material harm to the landscape character, scenic beauty or natural beauty of the High Weald National Landscape.

As such the proposal would comply with the requirements of Policy DP16 of the District Plan, The High Weald AONB Management Plan and paragraph 189 of the NPPF.

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'*.

Policy HK5 of the Neighbourhood Plan requires that *'there is no unacceptable harm to the amenity of adjoining residents in respect of access, noise, privacy, daylight, sunlight and outlook is retained'*.

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 conflict 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 HK5 of the Neighbourhood Plan is considered to take precedence and therefore the test in this instance is whether the development causes unacceptable harm to the amenities of existing nearby residents.

2 Stoaches Cottages is located to the south of the application site. No other neighbouring properties would be materially affected having regard to the separation distances and orientation of the site.

The extension would project approximately 2.9 metres from the rear elevation and, by virtue of its single-storey scale, would remain subordinate to the host dwelling. Although the pitched roof would increase the overall height of the extension in comparison to a flat roof design, the roof slopes away from the shared boundary and the bulk and massing are not considered excessive when viewed from neighbouring properties. Having regard to the orientation of the site, the separation distances involved, and the modest scale of the proposal, it is not considered that the extension would give rise to an unacceptable loss of daylight or sunlight to habitable room windows serving adjoining occupiers. Any shadowing effects would be localised and limited and would not result in conditions sufficiently harmful to warrant refusal of the application. In addition, the extension would not enclose neighbouring private amenity space to such a degree that it would create an unacceptable sense of dominance or loss of outlook. The proposal would therefore maintain an acceptable level of residential amenity for neighbouring occupiers. Furthermore, as no windows are proposed on the side elevation facing No. 2 Stoaches Cottages, the development would not give rise to unacceptable levels of overlooking or loss of privacy.

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 unacceptable harm to the amenities of neighbouring properties. The proposal is therefore deemed to accord with the above-mentioned part of policy DP26 of the District Plan and Policy HK5 of the Neighbourhood Plan.

Impact on Trees

Policy DP37 of the District Plan states in part that 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.'*

There are three trees within proximity of the development. The MSDC Tree Officer was consulted on the application and has provided a response. No objection has been raised provided that a condition is included to secure the submitted Tree Statement. This can be secured by condition.

The proposal is therefore considered to comply with the relevant criteria of policy DP37 of the District Plan.

Other matters

Southern Gas Networks were consulted on the application as there is a high-pressure pipeline in the vicinity of the proposal. They have provided guidance and restrictions in their consultation response, which has been included as an informative.

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 unacceptable harm to the amenities of neighbouring occupiers. Furthermore, having regard to its domestic scale, sympathetic design and use of materials to match the existing dwelling, the proposal would conserve the landscape character, scenic beauty and natural beauty of the High Weald National Landscape and would not harm its special qualities.

In conclusion, the proposal would accord with the requirements of policies, DP12, DP16, DP26 and DP37 of the Mid Sussex District Plan and policies HK4 and HK5 of the Horsted Keynes Neighbourhood Plan. It is therefore considered acceptable.

Decision: Permission

Case Officer: Catherine Cardin