

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2003	Case Officer:	Caroline Grist
Application Type:	Householder Application		
Proposal:	Roof extensions to the west and east elevations, including porch extension and Juliette balcony to the eastern side, with new dormers on the west and north roofslopes. Existing dormer window on eastern roofslope reduced. Single storey extension to western elevation and associated changes to windows and doors.		
Site:	Malthouse Field, London Road, Bolney, Haywards Heath, West Sussex, RH17 5QB, ,		
Validation Date	26 Aug 2025	Overall Expiry Date:	10 Nov 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	14 Nov 2025
Target Date:	21 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>Steven King</i>	Date:	14 Nov 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2003

Malthouse Field, London Road, Bolney, Haywards Heath, West Sussex, RH17 5QB, Roof extensions to the west and east elevations, including porch extension and Juliette balcony to the eastern side, with new dormers on the west and north roofslopes. Existing dormer window on eastern roofslope reduced. Single storey extension to western elevation and associated changes to windows and doors.

Andy Hogarth

SUMMARY OF REPRESENTATIONS

No representations have been received in response to this application.

SUMMARY OF CONSULTEES

Southern Water

Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue and no Southern Water assets will be affected. Therefore, Southern Water has no objections to this proposal.

Tree Officer

Final Response

I have reviewed the Arboricultural Impact Assessment (AIA), Tree Protection Plan (TPP), and Tree Constraints Plan (TCP), for this proposal and I have no objection.

Please condition adherence to the AIA and TPP.

PARISH COUNCIL OBSERVATIONS

No objection.

INTRODUCTION

Planning permission is sought for roof extensions to the west and east elevations, including porch extension and Juliette balcony to the eastern side, with new dormers on the west and north roofslopes. It is also proposed for the existing dormer window on eastern roofslope to be reduced, a single storey extension to western elevation and associated changes to windows and doors.

RECENT PLANNING HISTORY

BK/016/74 - Outline application for residential development on 17.03 acres. Refused.

01/01633/FUL - Replacement of existing dwelling/outbuildings with 2 storey det'd dwelling, triple garage and 3 no. stables/ tackroom. Formation of new separate access. Refused.

02/01222/FUL - Amended description: Retrospective application for the replacement of stable block with a 4 bay stable block. Permission.

13/03610/FUL - Single Storey Annex Extension. Permission.

SITE AND SURROUNDINGS

Malthouse Field is a detached, chalet bungalow with entrances on both the northern and western elevations. It is constructed of red bricks, with a plain tile roof and upvc windows. The dwelling has been

previously extended, including to the north, and has various dormer windows. It also benefits from two detached outbuildings to the east of the site, where there is also an area of hardstanding.

The application site is located outside of the built up area of Bolney and therefore lies within the countryside. It is also within the High Weald Area of Outstanding Natural Beauty. Neighbouring dwellings are situated to the east of the site and fields surround the rest of the site.

APPLICATION DETAILS

Planning permission is sought to undertake a range of extensions to the dwelling. Revised plans have been submitted, during the course of the application, and comprise the following.

On the western elevation, it is proposed to replace the existing entrance with a single storey extension that would enlarge the dining room. It is to be some 1.5 metres deep and 4.6 metres wide. A flat roof design is proposed that would have an overall height of approximately 2.4 metres. It is also proposed to add a flat roof dormer window that would be approximately 2.0 metres wide and 1.4 metres high. This would enlarge an existing bedroom. It is also proposed to replace the ground floor windows on this elevation with French doors.

Roof works are predominantly proposed on the northern elevation. This would firstly comprise changing the hipped roof to a gable, on the eastern side, and a barn hip on the western side. A flat roof dormer window is proposed above the retained porch, which would be some 2.0 metres wide and 1.3 metres high. Internally this would create an office and shower room as well as enable a bedroom from the ground floor to move to the first floor.

To the western elevation it is proposed to create three pitched gable features across the elevation, which would have timber framing. The most northern would relate to the roof works described above and would be some 6.2 metres wide. The central bay would have an overall width of some 6.6 metres and would increase in depth by some 2.0 metres. On the ground floor a reduced width of some 2.3 metres would be enclosed, in order to create a porch. Part of the first floor would allow a bedroom to be enlarged and the rest of the space would be a void. The last gable would extend over an existing, flat roof projection and would provide a wardrobe and en-suite for a bedroom. It is to have an overall width of approximately 6.9 metres and the new first floor would be some 5.8 metres deep. All three gables are to have a ridge height that would be consistent with the main building and an eaves height of approximately 2.4 metres. Lastly it is proposed to reduce the width of an existing flat roof dormer window so it would be some 2.1 metres wide. It will retain its height of 1.1 metres.

With regards to the southern elevation the only works shown are to reduce and re-organise the existing window arrangement on the ground floor.

The application form sets out that the works are to be undertaken in materials to match the host dwelling, other than the eastern elevation where timber cladding is shown.

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 Bolney 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

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.

Bolney Neighbourhood Plan

The Bolney Neighbourhood Plan was formally made on 21st September 2016.

Relevant policies:

BOLBB1 - Built-up Area Boundary
BOLE1 - Protect and Enhance Biodiversity
BOLE2 - Protect and Enhance the Countryside
BOLD1 - Design of New Development and Conservation

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) was published for public consultation on 12th January 2024 for six weeks and as a result of this consultation there are unresolved objections to some of the Policies in the draft District Plan. 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
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 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.

High Weald AONB Management Plan 2024 - 2029

National Planning Policy Framework (NPPF) (December 2023)

Legislation

Countryside and Rights of Way Act (CRoW) 2000

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 reflected in the High Weald Management Plan.

The application site is located in an existing pocket of residential development located to the west of London Road. It is proposed to extend an existing dwelling and, as such, the proposal would not 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 the existing built form of the dwelling. As such the proposal would comply with the requirements of policy DP16 of the District Plan, The High Weald Management Plan and paragraph 189 of the NPPF.

Design and impact to neighbouring amenity

The proposed development is located within the countryside, therefore policy DP12 of the District Plan is relevant. The principal aim of Policy DP12 of the District Plan states that the

'countryside will be protected in recognition of its intrinsic character and beauty.'

Policy BOLE2 of the Bolney Neighbourhood Plan reflects this ethos.

In terms of design, 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:

- 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.'*

This ethos is reflected in policy BOLD1 of the Bolney Neighbourhood Plan.

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'.

Principle DG52 of the Design Guide states that if dormer windows or rooflights are out of scale or character with the roofscape and proportions of the dwelling they can have an adverse impact on both the dwelling and the streetscape. Where a clear rhythm of fenestration is established, the position and proportion of dormer windows should respond to this.

The application relates to a detached chalet bungalow that has previously benefitted from extensions. Permission is sought for a range of extensions and alterations that would primarily increase the current amount of first floor accommodation. Concern was raised regarding the plans that were originally submitted with regards to its design. This was because the scheme, overall, was not considered provide a cohesive design, presenting a range of works that appeared overly complicated and would be harmful to the simple design and proportions of the host dwelling. Revised plans were therefore submitted that sought to address these concerns.

It is considered that the revised plans have presented a more simplified design approach that has a greater level of uniformity across the scheme. As such it is considered that the proposal would appear more sympathetic to the main house and would enable a level of consistency to be achieved across the dwelling. The scale of the additions are such that they would not significantly overwhelm the existing building and the use of materials to match those in the host dwelling would provide a consistent finish. The development would not be readily visible from public vantage points and, given the scale of the additions, the overall character of the countryside would be retained.

In terms of the impact to amenity, given the scale of the extensions and that they would be set well away from neighbouring properties, it is considered that it would not give rise to a loss of light or outlook. Whilst new windows are proposed on the eastern elevation, they are to be set back from the shared boundary by some 30.0 metres. As such, it is therefore considered that they would not give rise to any overlooking concerns.

Due to the domestic nature of the proposed development, there would not be a significant impact in terms of noise, air or light pollution to neighbouring properties.

Impact to trees

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

'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.

Proposals for new trees, woodland and hedgerows should be of suitable species, usually native, and where required for visual, noise or light screening purposes, trees, woodland and hedgerows should be of a size and species that will achieve this purpose.

Trees, woodland and hedgerows will be protected and enhanced by ensuring development:

- o incorporates existing important trees, woodland and hedgerows into the design of new development and its landscape scheme; and*
- o prevents damage to root systems and takes account of expected future growth; and*
- o where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management; and*
- o has appropriate protection measures throughout the development process; and*
- o takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change; and*
- o does not sever ecological corridors created by these assets'.*

This ethos is reflected in policy BOLE1 of the Bolney Neighbourhood Plan.

An Arboricultural Impact Assessment was submitted as part of this application. It identified five trees on the site, of which one is Category A, three are Category B and one Category C. It was noted by the Tree Officer that the associated Tree Plan and Tree Protection Plan had not been provided. These plans have been subsequently provided by the applicant and considered by the Tree Officer.

The submitted drawings show that all five trees, and particularly the oak, would be in close proximity to the proposed development. The Tree Officer has confirmed, however, that having considered all of the submitted information they have no objection to the proposal. A condition can be attached to any consent, as requested, to ensure that these trees are protected during the course of the application.

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 policy BOLBB1, BOLE2 and BOLD1 of the Bolney Neighbourhood Plan. The development is therefore considered to be acceptable.

Decision: Permission

Case Officer: Caroline Grist

