

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2821	Case Officer:	Tracie Axford
Application Type:	Householder Application		
Proposal:	Rear bifold doors in dark grey/black. Change to ground floor window to side elevation. Replacement roof including rooflight		
Site:	5 Warren Cottages, Horsham Road, Handcross, Haywards Heath, West Sussex, RH17 6DJ, ,		
Validation Date	7 Nov 2025	Overall Expiry Date:	1 Jan 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	15 Jan 2026
Target Date:	2 Jan 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:	15 Jan 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2821

**5 Warren Cottages, Horsham Road, Handcross, Haywards Heath, West Sussex, RH17 6DJ,
Rear bifold doors in dark grey/black. Change to ground floor window to side elevation.
Replacement roof including rooflight
Mr Simon Hardwick**

SUMMARY OF REPRESENTATIONS

None received

SUMMARY OF CONSULTEES

None

SLAUGHAM PARISH COUNCIL OBSERVATIONS

Slaugham Parish Council raised no objection to the application

INTRODUCTION

The proposal is seeking planning permission for rear bifold doors in dark grey/black, a change to the ground floor window on the side elevation, and a replacement roof with rooflight to the rear single storey extension.

RELEVANT PLANNING HISTORY

None

SITE AND SURROUNDINGS

The application site is a semi-detached two storey dwelling with hung tiles to the first floor and facing brickwork to the ground floor. To the front of the property there is a driveway and a front garden. A gate to the side of the property leads to the rear garden which overlooks the fields beyond.

The application property is located on the north side of the Handcross Road with similar properties to the east and west. Opposite, on the south side of the Handcross Road are larger detached properties set back from the highway.

The site is within the built-up area of Handcross and within the High Weald AONB.

APPLICATION DETAILS

The proposal is seeking planning permission for rear bifold doors in dark grey/black, a replacement roof with rooflight to the existing rear ground floor single storey living space and an alteration to the ground floor window on the side elevation, decreasing the width from approximately 1m to 0.8m. Internally, configuration changes will be made to the ground floor to remove the existing bathroom and to create a larger open plan living space. A family bathroom will be created on the first floor replacing the existing ensuite to bedroom 1.

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 the Slaugham 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:

DP16 - High Weald Area of Outstanding Natural Beauty

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.

Slaugham Neighbourhood Plan

The Neighbourhood Plan was made on the 25th September 2019 and forms part of the development plan.

Relevant policies:

Policy 1: Protecting the Area of Outstanding Natural Beauty

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:

DPB1 - Character and Design

DPC4 - High Weald of Outstanding Natural Beauty

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.

The High Weald Area of Outstanding Natural Beauty Management Plan 2024-2029

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
- Impact on High Weald AONB
- 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.'

The proposal is seeking planning permission rear bifold doors in dark grey/black and a replacement roof with rooflight to the existing rear ground floor single storey living space. It is also proposed that there will be an alteration to the ground floor window on the side elevation to increase the width from approximately 1m to 0.8m.

In terms of design, the materials proposed will fit with the existing dwelling and as it is not visible from the public domain, is not considered out of character with the streetscene. No changes are proposed to the footprint of the dwelling .

The proposal is therefore considered to comply with policy DP26 of the Mid Sussex District Plan.

Impact on neighbouring properties

In terms of impact upon neighbouring 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);'

It is not considered that the proposed development would give rise to any significant impacts to the neighbours. The changes to the rear doors will not result in any impact on neighbouring amenities neither will the alteration to the window on the side elevation as it will reduce in size.

Therefore, in terms of neighbouring amenities, the proposal is deemed to comply with policy DP26 of the Mid Sussex District Plan.

Impact on High Weald AONB

The site is within the built up area but is also with 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.

Policy DP16 of the District Plan seeks to conserve or enhance natural beauty.

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 and the Broads 66. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.'*

Footnote 66: English National Parks and the Broads: UK Government Vision and Circular 2010 provides further guidance and information about their statutory purposes, management and other matters.

Policy 1 of the Slaugham Neighbourhood Plan states:

'The extent of the High Weald Area of Outstanding Natural Beauty is shown on the Proposals Map. Development proposals within the High Weald AONB will only be supported where they conserve or enhance natural beauty and have regard to the High Weald AONB Management Plan in particular:

- 1. The identified landscape features or components of landscape beauty and to their setting;*
- 2. The traditional interaction of people with nature and appropriate landscape management;*
- 3. Character and local distinctiveness, settlement pattern, sense of place and setting of the AONB; and*
- 4. The conservation of wildlife and cultural heritage.*

Small scale proposals which support the local economy and social wellbeing of the AONB will be supported where they are compatible with the conservation and enhancement of the AONB.

Development proposals on land that contribute to the setting of the AONB will only be permitted where it does not detract from the visual qualities and essential characteristics of the AONB, and in particular does not adversely affect the views into, and out of, the AONB by virtue of its location and/or design.'

Given the modest nature of the proposed works and the fact that the site is within the built up area and bounded by other houses, there would be no wider impact on the character of the AONB, which would be conserved.

Therefore, in terms of impact on the AONB, the proposal is deemed to comply with policy DP16 of the Mid Sussex District Plan and policy 1 of the Slaugham Neighbourhood Plan, The High Weald Management Plan and paragraph 189 of the NPPF.

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 appropriate in terms of design and will not negatively impact on the host dwelling nor its immediate setting nor the High Weald Area of Outstanding Natural Beauty and will not harm neighbouring amenities. Therefore, the proposal complies with policies DP16 and DP26 of the Mid Sussex District Plan, and policy 1 of the Slaugham Neighbourhood Plan, The High Weald Area Management Plan, and the relevant paragraphs of the NPPF and is considered acceptable.

Decision: Permission

Case Officer: Tracie Axford