

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0498	Case Officer:	Anna Tidey
Application Type:	Householder Application		
Proposal:	Proposed entrance porch and lean-to roof canopy to frontage of property.		
Site:	Cumberland Barn, Bishopstone Lane, Ansty, Haywards Heath, West Sussex, RH17 5AR, ,		
Validation Date	11 Mar 2026	Overall Expiry Date:	14 May 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	18 May 2026
Target Date:	6 May 2026	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:	18 May 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0498

**Cumberland Barn, Bishopstone Lane, Ansty, Haywards Heath, West Sussex, RH17 5AR,
Proposed entrance porch and lean-to roof canopy to frontage of property.
Mrs Sharron Talbott-Haworth**

SUMMARY OF REPRESENTATIONS

None received.

CONSULTATIONS

Flood Risk & Drainage Team: The proposed development is classified as minor development with no increase in vulnerability and falls within the scope of the Environment Agency's Standing Advice. No objection to the proposed development on flood risk grounds.

Drainage should be managed via Building Regulations and Building Control, as necessary.

Naturespace Newt Officer: It is considered that the proposed development would present a low risk to great crested newts and/or their habitats. However, as the development is within the red Impact Risk Zone, as modelled by district licence mapping and due to the proximity of nearby waterbodies, an informative is recommended.

PARISH COUNCIL OBSERVATIONS

Hurstpierpoint and Sayers Common Parish Council: The committee recommends that MSDC grant permission.

INTRODUCTION

This application seeks planning approval for a single storey porch extension at Cumberland Barn, Bishopstone Lane, Ansty. The property is located in the parish of Hurstpierpoint.

RELEVANT PLANNING HISTORY

DM/18/3949. Discharge of planning conditions 3, 7 and 8 relating to planning permission DM/18/3159. Approved November 2018.

DM/18/3159. Non material amendment to application DM/18/1268 seeks approval for the alterations to the wording of conditions 3, 7 and 8. Approved August 2018

DM/18/1268. Full planning application for the demolition of the existing agricultural buildings and the erection of three residential dwellings (C3 Use Class) and associated ancillary garages and works. Approved July 2018.

DM/17/3546. Application for determination as to whether prior approval is required for the change of use of 3 agricultural buildings on land at Amberley Farm to 3 residential dwellings (use class C3). Approved October 2017.

SITE AND SURROUNDINGS

Cumberland Barn is a detached dwelling located with two other new dwellings (known as Old Spot Barn and Saddleback Barn) off Bishopstone Lane, on land formerly part of Amberley Farm.

The dwelling occupies a spacious garden plot with parking space to the front and a large garden at the rear. The living accommodation is located on the L shaped ground floor and partly at first floor within the gabled roof space of the dwelling.

The application site is outside a built up area boundary of any settlement and within open countryside in a Red impact zone for Great Crested Newts.

APPLICATION DETAILS

The proposed works involve changing the existing front door arrangement and adding a new porch with an open side canopy.

The front door is currently located in the south western elevation, leading into a large hallway and to the staircase for the upper floor. There is also currently a front facing doorway which leads directly into the kitchen/dining room.

The proposed porch and open canopy will change the position of the main entrance onto the north east facing elevation, and provide a covered canopy on the front facing elevation of the dwelling. The new porch will be 1.8m deep and 3.5m wide and this will be constructed with walls to match the existing dwelling, with a brick base and horizontal timber cladding, and a gabled slate roof to match the existing.

The existing door and glazed side screen will be located into the new porch and the existing hallway entrance door will be replaced by a new 1.8m wide by 1.2m high window in a style to match the existing.

The canopy roof section will be positioned in front of an existing flat roofed link between the higher and lower sections of the building. This has a lean to style and will create a mock pitched roofline in views from the front of the dwelling.

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 Hurstpierpoint and Sayers Common 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
- 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 relevant policies.

Neighbourhood Plan

Hurstpierpoint and Sayers Common Neighbourhood Plan -made March 2015.

Policy Hurst C1 - Conserving and enhancing the character of countryside

Policy HurstC3 - Local Gaps and Preventing Coalescence

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

DPC1 Protection and Enhancement of the Countryside

DPB1 Character and Design

DPS6 Health and Wellbeing

DPN1 Biodiversity, Geodiversity and Nature Recovery

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 the Countryside Setting

Impact on residential amenities

Biodiversity

Biodiversity Net Gain

Design

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 as well as addressing the character and scale of the surrounding buildings and landscape.

The Council's adopted Design Guide is a material consideration in the determination of the application. Chapter 9 of the Design Guide relates to household extensions. Design Principle DG49 states that

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.

Design Guide Principle DG50 refers to Front and Side extensions and states that they will be resisted where they have an adverse impact on the street scene or the appearance of a dwelling.

The proposed front porch and canopy extension represents a subordinate addition to the form to the host building. The extension will allow the reconfiguration of, and addition to, the ground floor living space. The proposed construction materials are considered acceptable.

It is considered that the design of the addition will complement the existing building design and will accord with the aims of District Plan Policy DP26 and the overall principles of the Design guide.

Impact on the countryside setting

The primary objective of the MSDC District Plan with respect to the countryside is to secure its protection by minimising the amount of land taken for development that does not need to be there. Policy DP12 is relevant. Rural development will be permitted where it maintains, or where possible enhances, the quality of the rural and landscape character of the District, and/or 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.

The proposal must also be assessed against Hurstpierpoint Neighbourhood Policies. Countryside HurstC1 seeks to conserving and enhance the rural and landscape character of the countryside.

The proposed extension will reflect the design of the existing dwelling, and with the use of matching materials, the minor addition will not harm the landscape quality of its rural setting.

The proposal therefore accords with Policy DP12 of the District Plan and the aims of Policy Countryside HurstC1 of the Hurstpierpoint Neighbourhood Plan.

Impact on residential amenities

In assessing the potential impact of the proposed extension works upon the neighbouring amenities consideration needs to be given to District Plan Policy DP26. Policy DP26 requires that development does not cause significant harm to the amenities of existing nearby residents and future occupants.

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 at Old Spot Barn and Saddleback Barn are located to the north and south of Cumberland Barn. It is considered that given the siting of the addition, the intervening outbuildings and the spacing of the properties the proposed single storey extension will not be harmful to the outlook and amenities of the residents of those properties.

The proposal is therefore considered acceptable and in compliance with Policy DP26 of the District Plan and the Design Guide principles in terms of the neighbouring amenities.

Biodiversity

The relevant District Plan Policy is DP38. This seeks to protect and enhance biodiversity when allowing new development.

The site is in a rural setting and lies within a Red impact zone for Great Crested Newts. The Newt Officer has been consulted on this application and she has assessed that the proposed development would present a low risk to great crested newts and/or their habitats. An informative is

recommended to draw the applicant's attention to the siting of the proposed development within the red Impact Risk Zone, and to the relevant legislation.

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.

CONCLUSION

In conclusion, the proposal is considered to be appropriate in terms of design, and would not negatively impact on the rural setting of this dwellinghouse. The proposal would accord with Policy DP26 of the District Plan and the Design Guide principles.

Careful consideration has been given to the impact of the changes upon the neighbouring amenities and privacy. It is considered that there will be no adverse impact in terms of the neighbours living conditions or privacy as a result of the proposed development.

The attention of the applicant's is drawn to the siting of the proposed works within a Red Impact Zone for Great Crested Newts.

Consequently this application is recommended for approval.

Decision: Permission

Case Officer: Anna Tidey