

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0365	Case Officer:	Peter Davies
Application Type:	Householder Application		
Proposal:	Installation of free standing 3.3 x 5.3m glass and aluminium veranda garden room located on patio out side kitchen patio doors.		
Site:	Little Haslings, Orchard Way, Warninglid, Haywards Heath, West Sussex, RH17 5ST, ,		
Validation Date	16 Feb 2026	Overall Expiry Date:	15 Apr 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	22 Apr 2026
Target Date:	13 Apr 2026	Recommending Officer Signature:	Peter Davies

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	22 Apr 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0365

**Little Haslings, Orchard Way, Warninglid, Haywards Heath, West Sussex, RH17 5ST,
Installation of free standing 3.3 x 5.3m glass and aluminium veranda garden room located on
patio out side kitchen patio doors.
Robert Wild**

REPRESENTATION RECEIVED

None received.

PARISH COUNCIL OBSERVATIONS

No comments received.

INTRODUCTION

The application seeks planning permission for a veranda to the rear of the dwelling.

RELEVANT PLANNING HISTORY

04/00862/FUL - Conversion of flat roof to pitched. Replacement and enlargement of garage. Extension to create utility room and larger kitchen. Construction of diy workshop to rear of garage. Permission

SITE AND SURROUNDINGS

The application property is a detached two storey dwelling located at the end of the cul-de-sac Orchard Way, located within the countryside and the High Weald AONB.

The application property has a half hipped roof and is constructed from white painted brick with hanging tile cladding with plain roof tiles and white fenestration. The dwelling is set back from the highway with off street parking to the front and a garage on the east side. The dwelling has benefited from previous extensions and alterations. The locality is characterised by large detached dwellings of varying form and design. To the south of the site is open fields.

APPLICATION DETAILS

The application seeks planning permission for a veranda located on the rear (south) of the dwelling. The veranda will have a width and depth of 5.25 metres and 3.10 metres. The veranda will have a flat roof with a height of 2.53 metres and will be constructed from aluminium in anthracite grey (RAL 7106).

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 Ansty and Staplefield 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

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.

Ansty and Staplefield Neighbourhood Plan (ASNP). (Adopted February 2017)

Relevant policies:

AS3 - High Weald Area of Outstanding Natural Beauty

Other Material Considerations

Mid Sussex District Plan 2021-2039 Consultation Draft

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
DPC4 - High Weald Area of Outstanding Natural Beauty
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.

National Planning Policy Framework (NPPF) (December 2024)

Paragraphs 8, 11, 131 and 135 are considered to be relevant.

High Weald AONB Management Plan 2024-2029

National Planning Policy Guidance

ASSESSMENT

It is considered that the main issues that need to be considered in the determination of this application are as follows;

- Design and Impact on character of the area
- Impact on the High Weald AONB
- Impact on neighbouring properties
- Biodiversity Net Gain

Design and Impact on Character of the Area

Policy DP12 of the Mid Sussex District Plan in part states:

'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:

- *it is necessary for the purposes of agriculture; or*
- *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 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.'*

Principle DG49 of the Mid Sussex Design Guide states: *'Extensions should typically use simple, uncomplicated building forms to compliment and coordinate with the scale, form and massing of the original dwelling. The design approach may benefit from coordinating with the existing pattern of window and door openings as well as employing facing materials to match those of the existing dwelling. Otherwise it should demonstrate the appropriateness of the alternative approach.'*

Principle DG51 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.'

The proposed veranda is considered to be of a design, form and scale which would be proportionate and acceptable to the existing dwelling and the character of the area. The veranda would not be visible from the street scene and would be constructed from suitable materials. As such, the proposal is considered appropriate in terms of design, form and scale and should not detract from the rural character of the area, thereby according with policies DP12 and DP26 of the Mid Sussex District Plan.

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 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 DP16 in the District Plan seeks to conserve or enhance natural beauty and ensure that development has regard to the High Weald AONB Management Plan.

A similar ethos is found within policy AS3 of the Ansty and Staplefield Neighbourhood Plan.

The proposed veranda is to the rear elevation, not visible from the street scene. It is not considered that the proposal would appear obtrusive within the locality as to detract from the wider landscape of the AONB, which would be conserved by the proposal. The proposal is deemed to comply with Policy DP16 of the District Plan, policy AS3 of the Ansty and Staplefield Neighbourhood Plan, The High Weald Management Plan and Para 189 of the NPPF.

Impact on neighbouring properties

Policy DP26 of the Mid Sussex District Plan 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);'*

The proposed veranda is of modest size set in from the boundary approximately 6 metres from the shared side boundary with the dwellinghouse called Hedgerows to the east. An existing two storey rear protrusion of the application property is located between the proposal and the west side boundary. The veranda is single storey and will face into the application property garden and will therefore not result in significant harm in terms of harm to neighbour amenity areas.

The proposal is therefore, considered to comply with the above-mentioned part of Policy DP26 of the Mid Sussex District Plan.

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 is considered to be acceptable in terms of design, scale and form to the dwellinghouse and locality, would not cause significant harm to the amenities of neighbouring properties. Therefore, the proposal complies with Mid Sussex District Plan policies DP12, DP16 and DP26, policy AS3 of the Ansty and Staplefield Neighbourhood Plan and with the relevant provisions of the NPPF. The application therefore accords with the Development Plan and is considered acceptable.

Decision: Permission

Case Officer: Peter Davies