

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0672	Case Officer:	Hamish Evans
Application Type:	Householder Application		
Proposal:	Erection of a two-storey side extension, a single storey side extension, and alterations to the fenestration and elevations, following demolition of the existing detached garage and single storey link extension, with associated landscaping.		
Site:	Biscayne, 2 Hobdens Lane, Ardingly, Haywards Heath, West Sussex, RH17 6SE, ,		
Validation Date	17 Mar 2026	Overall Expiry Date:	13 Apr 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	23 Apr 2026
Target Date:	12 May 2026	Recommending Officer Signature:	Hamish Evans

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	23 Apr 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0672

**Biscayne, 2 Hobdens Lane, Ardingly, Haywards Heath, West Sussex, RH17 6SE,
Erection of a two-storey side extension, a single storey side extension, and alterations to the
fenestration and elevations, following demolition of the existing detached garage and single
storey link extension, with associated landscaping.
Ms S Husich-Osborne**

SUMMARY OF REPRESENTATIONS

No third-party letters of representation have been received.

SUMMARY OF CONSULTEES

MSDC Tree Officer

No objection, subject to conditions.

Southern Water

No objection, subject to conditions.

PARISH COUNCIL OBSERVATIONS

Ardingly Parish Council

No comment.

INTRODUCTION

The proposal seeks planning permission for the erection of a two-storey side extension, a single storey side extension, and alterations to the fenestration and elevations at Biscayne 2 Hobdens Lane Ardingly RH17 6SE.

RELEVANT PLANNING HISTORY

None relevant.

SITE AND SURROUNDINGS

The application site is located within the Ardingly built up area boundary and the High Weald Area of Outstanding Natural Beauty. The existing site consists of a two-storey dwelling and a single storey detached garage.

APPLICATION DETAILS

The proposal seeks planning permission for the erection of a two-storey side extension, a single storey side extension, and alterations to the fenestration and elevations at Biscayne 2 Hobdens Lane Ardingly RH17 6SE.

The proposed two-storey side extension measures some 4.4 metres in width, 7.9 metres in depth, an eaves height of 4.8 metres and a total height of 7.2 metres. The proposed single storey side extension measures some 3.0 metres in width, 11.0 metres in depth, an eaves height of 2.5 metres and a total height of 4.2 metres. The proposal also seeks to install horizontal timber cladding on the first-floor, solar panels on the side and rear facing roof slopes and replacement window and doors. The proposed

extensions would be characterised by bare brick work at ground floor level and horizontal timber cladding at first-floor level, brown clay roof tiles and dark aluminium window and door frames. The proposal also seeks to demolish the existing single storey detached garage and there would be a loss of 2 category C trees, and a section of category C hedge which will be removed to facilitate the proposal.

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 Ardingly 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 AONB
DP21 - Transport
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.

Ardingly Neighbourhood Plan (adopted March 2015)

Relevant policies:

ARD5 - Housing Design

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:

DPN4: Trees, Woodland and Hedgerows
DPC4: High Weald Area of Outstanding Natural Beauty
DPB1: Character and Design

DPT4: Parking and Electric Vehicle Charging Infrastructure

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)

Countryside and Rights of Way Act (CRoW) 2000

High Weald AONB Management Plan 2024-2029

West Sussex County Council: Guidance on Parking at New Developments September 2020

ASSESSMENT

Character, Design and Impact on High Weald AONB

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.

A similar ethos is contained within the Mid Sussex Design Guide SPD and policy ARD5 of the Ardingly Neighbourhood Plan.

The site is located within 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 that *'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.'*

A similar ethos can be found within both policies DP16 of the District Plan, which state in part that development within the High Weald AONB *'will only be permitted where it conserves or enhances natural beauty and has regard to the High Weald AONB Management Plan, in particular... character and local distinctiveness, settlement pattern, sense of place and setting of the AONB...'*

The proposed external materials are similar in appearance to the existing materials within the surrounding area. Details of the proposed external materials can be secured by a suitably worded condition.

The proposed single storey side extension would be modest in its scale and due to its single storey nature it would not close an important gap between dwellings. The proposed two-storey side extension would be relatively modest in its scale and it would be set away from the boundaries of the site. The

resulting scale of the dwelling would be similar to other dwellings within the surrounding area and the resulting design of the dwelling is considered to be of high quality. The resulting dwelling would also not be significantly larger in scale than the existing dwelling. Taking into account the above it is considered that the proposal would address the character and scale of the surrounding buildings and landscape and it would not have any adverse impact on the landscape quality of the AONB. The proposal is therefore considered to comply with policies DP16 and DP26 of the Mid Sussex District Plan, policy ARD5 of the Ardingly Neighbourhood Plan, the High Weald AONB Management Plan 2024-2029 and paragraph 189 of the NPPF.

Neighbouring Amenities

Policy DP26 of the Mid Sussex District Plan 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);'

A similar ethos is contained within the Mid Sussex Design Guide SPD.

The proposed two-storey side extension would be set away from the boundaries of the site and the proposed single storey extension is of a modest scale and would replace an existing single storey element. The proposal does include two small first-floor side facing windows to the north-west facing elevation. They would replace an existing first-floor window and given their location and scale they would not have direct views into the neighbouring properties private amenity space. Taking into account the above it is considered that the proposal would not cause significant harm to the amenities of nearby residents and the proposal would comply with the above part of policy DP26 of the Mid Sussex District Plan and the Mid Sussex Design Guide SPD.

Transport

Policy DP21 of the District Plan relates to transport and states in part that:

'...Decisions on development proposals will take account of whether:

- The scheme provides adequate car parking for the proposed development taking into account the accessibility of the development, the type, mix and use of the development and the availability and opportunities for public transport; and with the relevant Neighbourhood Plan where applicable;'

The proposal seeks to remove the existing single storey garage and so there would be a loss of one off-street parking at the site. The West Sussex Parking Guidance states that for a dwelling of this size in this location should provide some 2.2 off-street parking spaces. There would be some 2 off-street parking spaces retained at the site and as such it is considered to comply with the West Sussex Parking Guidance. Taking into account the above it is considered that the application would comply with the above part of policy DP21 of the Mid Sussex District Plan.

Trees, Hedgerows and Woodland

Policy DP37 of the Mid Sussex District Plan in part 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.'

The proposed works include the removal of 2 category C trees, and a section of category C hedge. The Tree Officer raises no objection to the proposal and the proposed protection measures are considered acceptable. As such the proposal is considered to sufficiently protect the existing trees. The loss of the existing trees is considered to be acceptable and the proposal complies with the above part of policy DP37 of the Mid Sussex District Plan.

Other Matters

Southern Water have commented on the application, they have advised insufficient information has been submitted with the application and they have recommended conditions in relation to means of foul and surface water drainage disposal, impact on existing southern water assets and impact on existing sewer. Whilst these comments are noted, the specific issues that have been raised are considered to be dealt with by building regulations, which is a separate regulatory regime to planning. Their comments will be set out in an informative as it is considered unnecessary to impose a condition.

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 development would address the character and scale of the surrounding buildings and landscape, it would not have any adverse impact on the landscape quality of the AONB and it would not cause significant harm to the amenities of nearby residents. The resulting parking arrangement is also considered to be acceptable and the existing trees would be suitably protected. The development would be exempt from the requirements of Biodiversity Net Gain. Therefore, the application complies with policies DP16, DP21, DP26 and DP37 of the Mid Sussex District Plan, policy ARD5 of the Ardingly Neighbourhood Plan, the Mid Sussex Design Guide, the High Weald AONB Management Plan, the West Sussex Parking Guidance and with the relevant provisions of the NPPF.

Decision: Permission

Case Officer: Hamish Evans