

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1941	Case Officer:	Peter Davies
Application Type:	Householder Application		
Proposal:	Installation of an Air Source Heat Pump to be installed at the side of property, to the rear.		
Site:	1 Jubilee Cottages, Bolney Road, Ansty, Haywards Heath, West Sussex, RH17 5AW, ,		
Validation Date	12 Aug 2026	Overall Expiry Date:	14 Sep 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	16 Sep 2026
Target Date:	7 Oct 2026	Recommending Officer Signature:	Peter Davies

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	20 Sep 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1941

**1 Jubilee Cottages, Bolney Road, Ansty, Haywards Heath, West Sussex, RH17 5AW,
Installation of an Air Source Heat Pump to be installed at the side of property, to the rear.
Ms Rae Lowdell**

REPRESENTATION RECEIVED

No comments received.

SUMMARY OF CONSULTEES

Environmental protection: no objection

PARISH COUNCIL OBSERVATIONS

No objection.

INTRODUCTION

The application seeks planning permission for the installation of an Air Source Heat Pump.

RELEVANT PLANNING HISTORY

No relevant history.

SITE AND SURROUNDINGS

The application property is a semi-detached two storey property located on the north side of A272 Bolney Road, within the built-up area boundary of Ansty.

The application property has a pitched roof and is constructed from brick with plain roof tiles and white uPVC fenestration. The dwelling is set back from the highway with off street parking to the front. The locality is characterised by detached and semi-detached two storey dwellings of a similar design and form with varying scale. On the south side of the highway are fields and the countryside as defined by the Mid Sussex District Plan.

APPLICATION DETAILS

The proposed air source heat pump would be located on the east side of the dwelling. The unit would be installed 0.25 metres from the side elevation and 1.90 metres from the rear elevation. The Air Source Heat Pump would have a width and depth of 0.855 metres and 0.595 metres. The unit would have a height of 1.375 metres.

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 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:

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)

No relevant policies.

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 is currently at Examination with initial hearings held in February/March 2026. The Council is consulting on Main Modifications which are required to ensure the plan is legally compliant and sound. 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:

DPS1 - Climate Change

DPS2 - Sustainable Design and Construction

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) (August 2026)

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 Character
- Impact on neighbouring properties
- Biodiversity Net Gain

Design and Character

Policy DP26 of the District Plan relates to character and design. However, the policy is considered to have very limited weight as it is materially inconsistent with the NPPF, and greater weight should be given to policy DP3 of the NPPF.

Policy DP3 of the NPPF sets out the key principles for well-designed places. This sets out in part that proposals should respond to their context, so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets.

The proposed unit is considered to be of form, scale and appearance which is in proportion and appropriate to the character of the existing dwelling. The pump would be located within the rear garden of the dwelling and with potentially glimpsed views from the highway down the side of the dwelling. Given the scale and nature of the proposed unit, along with its set back position, it is considered that the proposal would not detract from the existing character of the property and the locality. Therefore, the application is considered to comply with the above part of policy DP3 of the NPPF and policy DP26 of the District Plan.

Impact on neighbouring properties

Policy DP26 in part seeks to ensure that new development does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings. It is considered that this policy has very limited weight as it is considered to be materially inconsistent with the NPPF and consideration should be given to policies L2 and P3 of the NPPF.

Policy L2 of the NPPF relates to making effective use of land. Part L2(1dii) requires proposals to have '*acceptable living standards for residents and neighbours in terms of access to daylight, sunlight, privacy and external amenity space*'.

Policy P3 of the NPPF relates to living conditions and pollution. Part 2(b) of this policy requires proposals '*Not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers, or unacceptable levels of air, noise, artificial light, water, soil or other forms of pollution on or beyond the site*'.

Environmental Protection have commented on the application noting that whilst the noise would be 2 dB(A) above the criterion for permitted development purposes, the site is located adjacent to the A272 Bolney Road which has higher noise levels due to being a strategic road. As such the noise would marginally exceed the MCS criterion but would not result in unacceptable harm to neighbour amenities. The proposal is therefore considered to comply with the above mentioned parts of policies L2 and P3 of the NPPF and policy DP26 of the 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 and would not cause unacceptable harm to the amenities of neighbouring

residents. Therefore, the application complies with policies DP3, L2 and P3 of the NPPF and policy DP26 of the Mid Sussex District Plan and is considered acceptable.

Decision: Permission

Case Officer: Peter Davies