

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2243	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Two storey bay structure to front elevation, single storey rear extension, ridge height increase, timber cladding, render and changes to fenestration. Demolish existing conservatory.		
Site:	Ousedale, Brook Street, Cuckfield, Haywards Heath, West Sussex, RH17 5JJ,		
Validation Date	4 Sep 2025	Overall Expiry Date:	4 Nov 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	18 Nov 2025
Target Date:	30 Oct 2025	Recommending Officer Signature:	<i>Catherine Cardin</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	2
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	19 Nov 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2243

**Ousedale, Brook Street, Cuckfield, Haywards Heath, West Sussex, RH17 5JJ,
Two storey bay structure to front elevation, single storey rear extension, ridge height increase,
timber cladding, render and changes to fenestration. Demolish existing conservatory.
Mr McIntyre**

SUMMARY OF REPRESENTATIONS

The first submitted plans received one letter of objection. This raised concerns regarding overlooking to the neighbour at Anderida.

Following the submission of revised plans, one letter of objection was received. This raised concerns regarding:

- Overlooking impact to Anderida
- Overbearing impact to Anderida
- Design not in keeping with the character of the area

SUMMARY OF CONSULTEES

Southern Water

No comment

PARISH COUNCIL OBSERVATIONS

No objection.

INTRODUCTION

Planning permission is sought to demolish an existing conservatory and to construct a two-storey front extension, a single storey rear extension, to increase the ridge height, timber cladding, render and changes to fenestration.

RELEVANT PLANNING HISTORY

CD/030/87- Change of use to bed and breakfast together with retention of existing residential use. Permission.

CD/056/87- Small utility room and shower room. Permission.

SITE AND SURROUNDINGS

Ousedale is a detached chalet bungalow. It is characterised by red brick construction, with brown upvc windows and a plain clay tile roof. The property is set well back in its plot and benefits from a large garden and driveway.

The application property lies outside the built-up area boundary of Cuckfield and within the High Weald AONB.

Neighbouring properties are located to the north, south and west. Highway is located to the east.

APPLICATION DETAILS

The planning application seeks permission to demolish an existing conservatory and to construct a two-storey bay structure to the front elevation, a single storey rear extension, to increase the ridge height, timber cladding, render and changes to fenestration.

The two-storey front extension would have a maximum width of some 14.5 metres and a maximum depth of some 3.2 metres. This would have a gabled roof, with a height to the ridge of some 7.3 metres and a height to the eaves of some 4.6 metres. It is proposed to install new front door on the front elevation (eastern) elevation at ground floor level and full height windows on the first-floor level. This would be finished in light coloured render at ground floor and timber cladding at first floor. It is proposed to use this as a double height entrance and to use this as a bedroom, ensuite storage and study at first floor level.

The rear single storey extension would measure some 16.2 metres in width and some 4.9 metres in depth and would span the width of the house. This would have a flat roof with a maximum height of some 3 metres. It is also proposed to install no.2 sliding doors, a door and a window on the rear (western) elevation. Plans show that this would have 1 no. skylight above the kitchen area. The extension would be finished in light coloured render. It is proposed to use this as a kitchen/dining room and a utility room.

In addition, it is proposed to increase the ridge height by some 0.8 metres, the effect being to create a true two storey dwelling.

The proposal seeks to install timber cladding to the first-floor elevations and light coloured to the ground floor elevations.

Finally, plans show that it is proposed to install new no. 6 windows on the front (eastern) elevation and 5 no. windows on the rear (western) elevation.

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 the 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.
Relevant policies:

No relevant policies

Neighbourhood Plan

Ansty and Staplefield Neighbourhood Plan was made in 2017.

Relevant policies:

Policy AS3 - High Weald 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:

DPS2 - Sustainable Design and Construction

DPB1 - Character and Design

DPC4 - Protection and Enhancement of the Countryside

DPC4 - High Weald Area 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.

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 the High Weald AONB
- Neighbouring Amenities
- Other matters
- Biodiversity Net Gain

Design and Character

Policy DP26 of the Mid Sussex District Plan relates to design and character and 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; o 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; o 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; o 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; o optimises the potential of the site to accommodate development.'*

Policy AS3 of the Ansty and Staplefield Neighbourhood Plan in part states that:

'Development proposals within the High Weald Area of Outstanding Natural Beauty in the neighbourhood plan area (as shown on the Proposals Map) must demonstrate how they address the requirements of the NPPF, policies of the Mid Sussex Local Plan 2004 or the District Plan once it is adopted;

- *conserve and enhance the natural beauty of the AONB area; and*
- *demonstrate how they meet the objectives of the High Weald AONB Management Plan*

Principle DG49 of the MSDC Design Guide establishes design principles for extensions to dwellings and states that:

'Extensions should respond to the design of the original dwelling and applicants will be expected to demonstrate how local character has informed the design proposal. Extensions should also normally be designed to be well-integrated with the existing scale, form and massing allowing the original building to remain the dominant element of the property whether it has one or several additions. Extensions should typically use simple, uncomplicated building forms to complement 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. Extensions should not result in a significant loss to the private amenity area of the dwelling.'

Principle DG50 relates to front and side extensions and states that:

'Front extensions are more likely to be acceptable where the building line is staggered or where the dwelling is set well back from the road. They are less likely to be acceptable in streets with a strong consistent building form as they risk disrupting the underlying order.'

DG50 of the MSDC Design Guide also states that:

'Side extensions should normally be subservient to the original dwelling and typically be set-back from the front of the house to help define the original building. The gaps between dwellings can sometimes positively contribute to articulating (for example, through the consistent rhythm of repeated houses) and adding interest in a street frontage or by providing views / visible connections to the surrounding countryside. Side extensions will therefore need to appropriately respond to the character of the street form and will not normally be accepted where they close an important gap and view.'

Principle DG51 of the MSDC Design Guide relates to rear extensions and states that:

'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 surrounding area is characterised by detached dwellings that are set back within their plots which are screened by trees and planting. Whilst there is variety in their design, the properties share a pallet of materials and sit comfortably within the semi-rural setting.

During the course of the application concerns were raised regarding the scale and massing of the rear extension and the front dormers. Revised plans were submitted which removed the front dormers, removed the two-storey element of the rear extension and reduced the depth of the rear extension by 2.9 metres. The revised plans are considered appropriate as the single storey rear extension would allow the existing dwelling to remain the dominant element. The revised plans propose raising the ridge height by some 860mm. Given that there are several examples of two-storey dwellings within the street scene, this aspect of the proposal is not considered out of keeping with the area. The current proposal is considered to be a contemporary design and proposes an arrangement of materials, namely light-coloured render at ground floor level and timber cladding at first floor level, which are found within the street scene. The proposed arrangement of external materials is considered to be a typical characteristic of the High Weald AONB and the proposal is therefore considered to comply with the High Weald AONB Housing Design Guide. The external materials can be secured by suitably worded condition. In addition, the design proposes incorporating a large amount of glazing and these are considered to be consistently proportioned and positioned, creating a cohesive scheme overall.

The proposal is therefore considered to address the character of the existing dwelling and the surrounding buildings, and as such the proposal is deemed to comply with the above part of policy DP26 of the District Plan, policy AS3 of the Ansty and Staplefield Neighbourhood Plan and principles DG49, DG50 and DG51 of the Mid Sussex Design Guide SPD.

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.'

Policy DP12 in the District Plan seeks to protect the character of the countryside and states that development will be permitted where it maintains or where possible enhances the quality of the rural and landscape character of the District and is supported by a specific policy reference in the District Plan, Neighbourhood Plan or Development Plan Document. In this case policy DP26 is the relevant policy that supports high quality development.

The application relates to an existing residential property outside the built-up area of Cuckfield. As the proposal seeks to undertake works to this building, the proposal would not form an isolated development within the wider landscape. The proposal would not have any adverse impact on the landscape quality of the AONB due to it being viewed in context with existing built form.

As such the proposal would comply with the requirements of Policy DP16 of the District Plan, The High Weald AONB Management Plan and paragraph 189 of the NPPF.

Impact on Neighbouring Amenities

In terms of impact on neighbouring amenities, Policy DP26 of the District Plan states proposals should *'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'*.

To the south is Faibait. As this neighbour would be offset from the development by some 16 metres, it is not considered that the proposal would cause significant to the light and outlook of this neighbour. Two floor-to-ceiling height windows are proposed on the ground floor side (southern) elevation. Given the arrangement of the existing outbuildings and the existing boundary treatments, it is not considered that the proposal would give rise to significant overlooking concerns.

To the west is Anderida. As this neighbour would be offset from the development by some 22 metres, it is not considered that the proposal would give rise to significant overlooking concerns or cause significant harm to the light and outlook of this neighbour, due to the distances involved.

Due to the nature of the proposed development, it is considered that there would not be a harmful impact in terms of noise, air and light pollution.

It is therefore considered that the proposal would not cause harm to the amenities of neighbouring properties. The proposal is therefore deemed to accord with the above part of policy DP26 of the District Plan.

Other matters

The concerns from ASPC regarding potential light pollution are noted. A degree of light pollution is expected from householder development. Due to the small-scale nature of the proposal, it is not considered that the proposal would cause a significant amount of light pollution over the existing arrangement.

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 considered acceptable in respect of scale, design and appearance and would be sensitive to the existing dwelling and would maintain the character of the countryside. It is considered that the proposal would not be harmful to the High Weald AONB and would not be harmful the amenities of neighbours.

The development therefore complies with policy DP12, DP16 and DP26 of the Mid Sussex District Plan, policy AS3 of the Ansty and Staplefield Neighbourhood Plan, and the contents of the NPPF.

Decision: Permission

Case Officer: Catherine Cardin