

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0971	Case Officer:	Caroline Grist
Application Type:	Householder Application		
Proposal:	Single storey front extension, single and double storey rear extension, conversion and raising of roof with front and rear dormers.		
Site:	Hedgerows, Orchard Way, Warninglid, Haywards Heath, West Sussex, RH17 5ST, ,		
Validation Date	14 Apr 2025	Overall Expiry Date:	8 May 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	13 Jun 2025
Target Date:	9 Jun 2025	Recommending Officer Signature:	<i>Caroline Grist</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	13 Jun 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0971

**Hedgerows, Orchard Way, Warninglid, Haywards Heath, West Sussex, RH17 5ST,
Single storey front extension, single and double storey rear extension, conversion and raising of
roof with front and rear dormers.
Mr And Mrs Charman**

SUMMARY OF REPRESENTATIONS

No representations have been received in response to this application.

SUMMARY OF CONSULTEES

Southern Water

Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue and no Southern Water assets will be affected. Therefore, Southern Water has no objections to this proposal.

Please note surface water should not be disposed of into a public foul sewer and must comply with the Hierarchy of H3 of the Building Regulations. For more details, refer to the Drainage and Waste Disposal: Approved Document H on the GOV.UK website.

Any new connections to the public sewerage system will require a New Sewer Connection application (also known as a Section 106) to be submitted and approved by Southern Water.

Due to legislative changes effective from 1st October 2011 regarding the ownership of sewers, it is possible that some previously private sewers, now deemed public, could be crossing the above property and may not be shown on Southern Water records. Therefore, if any additional sewers are discovered during construction, an investigation will be required to determine their condition, the number of properties served, and potential access methods before any further work can proceed on site.

PARISH COUNCIL OBSERVATIONS

None received.

INTRODUCTION

Planning permission is sought for a single storey front extension, single and double storey rear extension, conversion and raising of roof with front and rear dormers.

RELEVANT PLANNING HISTORY

02/00345/FUL - Two storey rear extension. Permission.

SITE AND SURROUNDINGS

Hedgerows is a north facing, two storey, detached dwelling. It is constructed of brick, with a pan tile hipped roof and white upvc windows. The dwelling is characterised by a canopy porch and has benefited from a central, two storey rear extension. A detached, single bay garage to the north east.

The site is located outside of a built up area and, as such, is within the countryside. It also lies within the High Weald Area of Outstanding Natural Beauty. Neighbouring dwellings are to the north and south west of the site whilst the highway is to the west. Fields surround the rest of the property.

APPLICATION DETAILS

Planning permission is sought for extensions to the front and rear of the property as well as to the roof.

With regards to the front extension, a central porch addition is proposed that would measure some 1.3 metres deep and 4.3 metres wide. It is to have a gable roof that would create a focal feature, measuring some 2.9 metres to the eaves and 3.9 metres to the ridge.

Two storey rear extensions are also proposed to either side of an existing two storey projection, in order to enlarge the kitchen and dining areas on the ground floor. At the first floor level this would enlarge a bedroom and add a dressing room and en-suite to another. These additions are to be some 2.9 metres wide and 3.3 metres deep. They are to be integrated into the main roof of the house, continuing the eaves and ridge lines.

A single storey addition is also proposed to the rear that would be some 3.0 metres deep and 7.6 metres wide. It is to have a pitched roof design that would measure approximately 2.5 metres to the eaves and 3.5 metres to the ridge.

Lastly it is proposed to undertake works to the roof of the dwelling in order to create a bedroom with dressing room and en-suite. This would involve increasing the overall roof height from some 7.8 metres to 9.4 metres and converting the hipped roof to a gable. It is also proposed to add two pitched roof dormer windows to the front roofslope and three to the rear. Each would measure some 1.7 metres in width, 1.5 metres to the eaves and 2.4 metres to the ridge.

It is proposed to finish the proposal in brick to match the existing building as well as oak timber cladding. The roof is to be finished in plain tiles and the windows are to be wood affect, green, upvc.

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, the Ansty and Staplefield Neighbourhood Plan and Site Allocations Development Plan Document.

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 Development Plan Document

The Site Allocations DPD 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

The Ansty and Staplefield Neighbourhood Plan was formally made on 2nd February 2017.

Relevant policies:

AS3 - High Weald Area of Outstanding Natural Beauty

Other Legislation

Countryside and Rights of Way Act (CRoW) 2000

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 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

DPS6 - Health and Wellbeing

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.

High Weald AONB Management Plan 2024 - 2029

National Planning Policy Framework (NPPF) (December 2024)

ASSESSMENT

Impact on 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:

'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 DP16 of the Mid Sussex District Plan relates to the AONB and states that:

'Development within the High Weald Area of Outstanding Natural Beauty (AONB), as shown on the Policies Maps, will only be permitted where it conserves or enhances natural beauty and has regard to the High Weald AONB Management Plan, in particular:

- o the identified landscape features or components of natural beauty and to their setting;*
- o the traditional interaction of people with nature, and appropriate land management;*
- o character and local distinctiveness, settlement pattern, sense of place and setting of the AONB;*
- and*
- o the conservation of wildlife and cultural heritage'.*

This is reflected in the High Weald Management Plan and policy AS3 of the Ansty and Staplefield Neighbourhood Plan.

The application site is located in an existing pocket of residential development located around Orchard Way. It is proposed to extend an existing dwelling and, as such, 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 of the dwelling. As such the proposal would comply with the requirements of policy DP16 of the District Plan, policy AS3 of the Neighbourhood Plan, The High Weald Management Plan and paragraph 189 of the NPPF.

Design and impact on neighbouring amenity

The proposed development is located within the countryside, therefore policy DP12 of the District Plan is relevant. The principal aim of Policy DP12 of the District Plan states the

'countryside will be protected in recognition of its intrinsic character and beauty.'

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:

- o 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;*
- o creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- o 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;*
- o 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);*
- o 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;*
- o positively addresses sustainability considerations in the layout and the building design;*

- o *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.'*

The Mid Sussex Design Guide SPD also provides advice for extensions to dwellings. Principle DG49 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'.

In terms of front extensions, principle DG50 states:

'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. Where front extensions are considered acceptable, they should normally be limited to a modest single storey or porch-type extension that reflect the character of the existing property'.

With regards to rear extensions principle DG51 states that where they

'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.'

Principle DG52 relates to loft conversions and roof extensions:

'A loft conversion is a space efficient means of extending the amount of living accommodation in a dwelling. Roof accommodation is normally reliant on dormer windows and rooflights to provide light and ventilation. However, if they are out of scale or out of character with the roofscape and proportions of a dwelling they can have an adverse impact on the character of both the dwelling and the streetscape.

The roof pitch and form are intrinsic to a building's character and roof extensions should be sensitive to this. Roof extensions and dormer windows that alter the existing ridge of the roof or significantly alter the roof profile of a building will not normally be acceptable, particularly on the front roof slope, and where there is a strong established roofline.

Where a clear rhythm of fenestration is established, the position and proportion of dormer windows should respond to existing windows and / or doors'.

The application property is located within an established pocket of residential properties that is within the countryside. Whilst there is some variation within the design of these dwellings, they are of a traditional character and are generally well spaced and set back from the highway.

Planning permission is sought to construct front and rear extensions to Hedgerows as well as works to the roof. In terms of the front extension, due to the arrangement of the properties around the turning at the end of the road, the building line is not uniform. Whilst this addition would be taller than a standard porch, it would be modest in its footprint. Furthermore it would create a focus for the front elevation and provide additional design interest.

With regards to the works to the rear, it is noted that a number of additions are proposed. The two storey extensions, however, would not be excessive in scale. The additional depth would be provided through a ground floor addition only.

Works are also proposed to the roof. It is considered that the increase in ridge height would be such in that it would still appear proportionate to the host house. The proposed dormer windows are of a scale

that would not appear overly dominant and would allow the majority of the roof to remain undeveloped. They are to be well positioned, reflecting the fenestration below.

In terms of the impact on the existing dwelling, it is considered that the overall the proposed works would create a cohesive design that would create a more unified appearance.

With regards to the impact on the streetscene, the dwelling is orientated so that the side elevation faces onto the highway. There is also mature planting that screens much of the property. As such the works to the roof would be most visible. Additional information has been supplied in support of this aspect. This has highlighted the neighbouring properties with loft accommodation and demonstrated that the building would be of a similar height.

It is noted that the surrounding streetscene is varied, with a combination of hipped and gable roofs. The increased height of the dwelling would be comparable to the surrounding properties and, given the overall design approach taken, it is considered that the proposed development would not appear incongruous. With regards to the choice of materials, surrounding properties generally comprise brick and cladding or tile hanging at the first floor level. The use of brick is consistent with this and, whilst not present in neighbouring houses, natural timber would be considered appropriate to this countryside location and would weather over time. The proposal is therefore considered to maintain the character of the streetscene and the countryside.

A tree report has also been submitted as part of this application and sets out protection measures to be implemented during construction. These details can be secured by a planning condition.

In terms of neighbouring amenity, given the scale of the front extension and the distance from Lyme Cottage to the north, it is considered that the amenity of this neighbour would not be affected by the proposed works.

The application property is also set forwards of Little Hastings, to the south west, and is positioned away from the shared boundary. This neighbour also has its garage closest to the site boundary. Given this arrangement, as well as the scale and position of the proposed extensions, it is considered that there would not be an adverse impact to the amenities of this neighbour.

Due to the residential nature of the proposed development there would not be any significant harm regarding noise, air or light pollution.

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 would accord with the requirements of policies DP12, DP16 and DP26 of the Mid Sussex District Plan and policy AS3 of the Ansty and Staplefield Neighbourhood Plan. It is therefore considered acceptable.

Decision: Permission

Case Officer: Caroline Grist