

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1209	Case Officer:	Peter Davies
Application Type:	Full County Consent Regulation 3		
Proposal:	Roof Replacement and Chimney Reduction		
Site:	18 College Road, Ardingly, Haywards Heath, West Sussex, RH17 6TT, , ,		
Validation Date	14 May 2026	Overall Expiry Date:	16 Jun 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	No Objection	Recommendation Date:	1 Jun 2026
Target Date:	9 Jul 2026	Recommending Officer Signature:	<i>Peter Davies</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	4 Jun 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1209

**18 College Road, Ardingly, Haywards Heath, West Sussex, RH17 6TT, ,
Roof Replacement and Chimney Reduction
Assistant Director Property And Assets**

REPRESENTATION RECEIVED

None received.

SUMMARY OF CONSULTEES

ul Environmental protection

No objection.

INTRODUCTION

The application is a Regulation 3 application by West Sussex County Council for a roof replacement and chimney reduction at 18 College Road, Ardingly.

RELEVANT PLANNING HISTORY

No relevant history.

SITE AND SURROUNDINGS

The application property is a detached two storey dwelling on the west side of College Road, within the built-up area boundary of Ardingly and within the High Weald AONB.

The property has a hipped roof and is constructed from brick with interlocking roof tiles and white fenestration. The dwelling is set back from the highway with a garden to the front, a shared driveway on the north side and off-street parking to the rear of the dwelling. the locality is characterised by dwellings of varying scale, form and design.

APPLICATION DETAILS

The application is a Regulation 3 application by West Sussex County Council for a roof replacement and chimney reduction at 18 College Road, Ardingly.

The roof is to be replaced on a like for like basis using BMI red double roman interlocking tiles.

The central chimney on the front roof slope is to be removed.

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 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.

Ardingly Neighbourhood Plan (made November 2014)

Relevant policy:

ARD5 - Housing Design

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

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 Character
- Impact on the High Weald AONB
- Impact on neighbouring properties
- Biodiversity Net Gain

Design and Character

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.'*

Policy ARD5 of the Ardingly Neighbourhood Plan requires all developments to be sympathetic to the character and scale of the surrounding buildings and landscape.

The proposed replacement is to be on a like for like replacement and will therefore be of an acceptable design and form. The front central chimney is to be removed with dwelling retaining the other chimney and would be of an acceptable design.

The proposal would therefore accord with policy DP26 of the Mid Sussex District Plan and policy ARD5 of the Ardingly Neighbourhood 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.

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, 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 Councils Environmental protection team have been consulted and raised no objection to the proposal.

Environmental Protection have been consulted on the proposal and raised no objection.

Due to the nature of the proposal replacing the roof tiles on a like for like basis with no enlargement or alteration as well as the removal of a chimney, the proposal will not result in significant 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.

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 accords with Mid Sussex District Plan policies DP16 and DP26, policy ARD5 of the Ardingly Neighbourhood Plan and with the relevant provisions of the NPPF. As such, no objection is raised.

Decision: No Objection

Case Officer: Peter Davies