

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1861	Case Officer:	Andrew Horrell
Application Type:	Householder Application		
Proposal:	Removal of existing conservatory and erection of single-storey extension with flat roof and roof lantern.		
Site:	16 St Martin Close, Handcross, Haywards Heath, West Sussex, RH17 6DW, , ,		
Validation Date	22 Jul 2025	Overall Expiry Date:	19 Aug 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	12 Sep 2025
Target Date:	16 Sep 2025	Recommending Officer Signature:	Andrew Horrell

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Joanne Fisher	Date:	12 Sep 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1861

**16 St Martin Close, Handcross, Haywards Heath, West Sussex, RH17 6DW, ,
Removal of existing conservatory and erection of single-storey extension with flat roof and roof lantern.**

Mr Derek Green

SUMMARY OF REPRESENTATIONS

None received

SUMMARY OF CONSULTEES

None received

PARISH COUNCIL OBSERVATIONS

No objection

INTRODUCTION

Planning permission is sought for the removal of the existing conservatory and the erection of a single storey rear extension.

RELEVANT PLANNING HISTORY

None

SITE AND SURROUNDINGS

16 St Martin Close is a two-storey pitched roofed semi-detached dwelling within a cul-de-sac off West Park Road. The dwelling is characterised by face brickwork, upvc doors and windows. The dwelling has an existing rear conservatory.

To the south-east of the site is the rear garden with close boarded fencing to fields beyond, to the north-west of the site is the driveway to the highway beyond, to the south-west of the site is the close boarded fencing to No.17 beyond and to the north-east is the adjoining No.15.

The site is within the built-up area of Handcross and within the High Weald Area of Outstanding Natural Beauty.

APPLICATION DETAILS

The existing rear conservatory approximately measures 3.3m in depth, 5.1m in width with a height to eaves of 2.3m and an overall height of 3.3m.

The proposed rear extension measures 4.8m in depth, 5.31m in width with an approximate flat roofed height of 2.8m with the roof lantern adds an additional 0.25m.

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 Slaugham 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.

Slaugham Neighbourhood Plan

The Neighbourhood Plan was made on the 25th of September 2019 and forms part of the development plan.

Relevant policies:

Policy 1: Protecting the Area of Outstanding Natural Beauty

Mid Sussex District Plan 2021-2039 Submission 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:

DPC4 - High Weald 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.

THE HIGH WEALD AREA OF OUTSTANDING NATURAL BEAUTY MANAGEMENT PLAN 2024-2029

National Planning Policy Framework (NPPF) (December 2024)

The National Planning Policy Framework (NPPF) 2024 is a material consideration. Paragraphs 8, 11, 131, 135 and 189 are considered to be relevant to this application.

Character and Design

DP26 of the 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;*
- 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'*

Principle DG49 of the Mid Sussex Design Guide states:

'Extensions should typically use simple, uncomplicated building forms to compliment 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.'

Principle DG51 of the Mid Sussex Design Guide SPD relates specifically to rear extensions states the following:

'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 proposal would not be visible from the streetscene, it would be subservient and of a scale which would be in keeping with the existing dwelling. It is a modest enlargement on the existing rear conservatory.

It is therefore considered that the proposal would be in keeping with the character of the property and the locality. The proposed materials used would not be out of character with the streetscene as matching materials are proposed.

Therefore, the proposal would in terms of design comply with DP26 of the Mid Sussex District Plan, principles DG49 and DG51 of the Design Guide and the relevant paragraphs of the NPPF.

Impact on the High Weald AONB

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 2000 (CRoW Act) which at Section 82 reaffirms the primary purpose of AONBs: to conserve and enhance natural beauty. Section 84 of the CRoW Act 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.

Policy DP16 of the Mid Sussex District Plan states:

'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:

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

Small scale proposals which support the economy and social well-being of the AONB that are compatible with the conservation and enhancement of natural beauty will be supported.

Development on land that contributes to the setting of the AONB will only be permitted where it does not detract from the visual qualities and essential characteristics of the AONB, and in particular should not adversely affect the views into and out of the AONB by virtue of its location or design.'

Policy 1 of the Slaugham Neighbourhood Plan states:

'The extent of the High Weald Area of Outstanding Natural Beauty is shown on the Proposals Map. Development proposals within the High Weald AONB will only be supported where they conserve or enhance natural beauty and have regard to the High Weald AONB Management Plan in particular:

- 1. The identified landscape features or components of landscape beauty and to their setting;*
- 2. The traditional interaction of people with nature and appropriate landscape management;*
- 3. Character and local distinctiveness, settlement pattern, sense of place and setting of the AONB; and*
- 4. The conservation of wildlife and cultural heritage.*

Small scale proposals which support the local economy and social wellbeing of the AONB will be supported where they are compatible with the conservation and enhancement of the AONB.

Development proposals on land that contribute to the setting of the AONB will only be permitted where it does not detract from the visual qualities and essential characteristics of the AONB, and in particular does not adversely affect the views into, and out of, the AONB by virtue of its location and/or design.'

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 Areas of Outstanding Natural Beauty, 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. The scale and extent of development within these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimize adverse impacts on the designated areas.'

Given the domestic nature of the proposal, it is not considered that the proposal would detract from the visual quality of the Area of Outstanding Natural Beauty.

Accordingly, the scheme would comply with Policy DP16 of the Mid Sussex District Plan, Policy 1 of the Slaugham Neighbourhood Plan and paragraph 189 of the NPPF.

Impact on neighbouring amenity

Policy DP26 of the Mid Sussex District Plan states (in part):

'All applicants will be required to demonstrate 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)'

Given the location of the rear extension in relation to No.17, the impact on light and outlook is not deemed harmed.

On the north-eastern side is No.15 St Martin Close which is attached to the application property through its side elevation. The proposed extension would extend approximately 1.5 metres beyond the rear elevation of the existing conservatory. Given the reduction in height from the existing conservatory, the impact in terms of light and outlook is not significantly more harmful than the existing. It is noted that the extension would be visible from this neighbour over the existing boundary fence, however given the single storey nature and flat roof design it is considered that the proposal would not cause significant harm to the amenities of this neighbour.

Given the single storey nature of the proposal, harm in terms of the overlooking and loss of privacy is not deemed significant and no more than would be expected within the built-up area.

Biodiversity Net Gain

Biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990. As the proposal is a householder development this development is exempt from the requirement to provide biodiversity net gain.

PLANNING BALANCE AND CONCLUSION

The proposal is considered to be of an appropriate design that are in keeping with the existing dwelling and will not cause harm to the surrounding area and significant harm is not deemed to be caused to neighbouring amenities and will preserve the High Weald AONB.

In conclusion, the proposal would accord with the requirements of policies DP16 and DP26 of the Mid Sussex District Plan as well as policy 1 of the Slaugham Neighbourhood Plan, principles DG49 and DG51 of the Mid Sussex Design Guide SPD, the High Weald AONB Management Plan, and the requirements of the NPPF. The application is therefore recommended for approval.

Decision: Permission

Case Officer: Andrew Horrell