

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0351	Case Officer:	Andrew Horrell
Application Type:	Householder Application		
Proposal:	Construction of new timber frame garage.		
Site:	3 Waterworks Cottages, Redbridge Lane, Balcombe, Haywards Heath, West Sussex, RH17 6PP, ,		
Validation Date	10 Feb 2026	Overall Expiry Date:	9 Mar 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	31 Mar 2026
Target Date:	7 Apr 2026	Recommending Officer Signature:	Andrew Horrell

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	31 Mar 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0351

**3 Waterworks Cottages, Redbridge Lane, Balcombe, Haywards Heath, West Sussex, RH17 6PP,
Construction of new timber frame garage.
Mark And Vanessa Gillam**

SUMMARY OF REPRESENTATIONS

None received

SUMMARY OF CONSULTEES

Southern Water- No objections

PARISH COUNCIL OBSERVATIONS

No objections

INTRODUCTION

The application seeks planning permission for the installation of a detached timber garage.

RELEVANT PLANNING HISTORY

DM/18/3956 - Single storey pent roofed log cabin for use as a garden room and for garden storage.
(approved)

SITE AND SURROUNDINGS

3 Waterworks is a two-storey pitched roofed detached dwelling, within a cul-de-sac serving Southern Water Balcombe Pumping station, 2 and 3 Waterworks Cottages and Fernbridge Cottage.

The dwelling is characterised by a mix of face brickwork and hanging tiles, upvc doors and windows. It has an existing integral garage but the northern part of garden characterised by parked cars and outbuilding.

To the north of the site is close boarded fencing to woodland, to the south of the site is the garden with set forward 2 Waterworks Cottages, to the east of the site is the driveway to access road and to the west of the site is close boarded fencing to woodland beyond.

The application site is located outside of the built-up area boundary of Balcombe and is within the High Weald AONB.

APPLICATION DETAILS

The proposed pitched roofed garage measures approximately 5.3m in depth, 9.25m in width with a height to eaves of 2.25m and an overall height of 4.5m. The garage is characterised by a mix of timber effect cladding and brickwork and a front garage door and entrance door.

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 Balcombe 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 countryside
DP21 - Transport
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.

No relevant policies

Neighbourhood Plan

The Balcombe Neighbourhood Plan was made on 22nd September 2016.

Relevant policies:

Policy 1 - Built Up Area
Policy 3 - Design

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 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
DPB1 - Character and Design
DPC1 - 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.

ASSESSMENT

Impact on Countryside Setting and High Weald AONB

Policy DP12 of the District Plan is relevant to development in rural areas and states, in part:

'The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:

- o it is necessary for the purposes of agriculture; or*
- o it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.'*

Policy 1 of the Balcombe Neighbourhood Plan states:

'Development proposals outside of the Built Up Area Boundary will be required to conform to development plan policies in respect of the control of development in the countryside'.

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.

Given the design, form and scale of the proposal in relation to the existing site and materials within the locality, it is considered that the proposal would not have an impact on the AONB and would conserve it.

The outbuilding is proposed for use as a garage and will therefore be utilised for associated domestic purposes. This is considered acceptable in this position within the garden of this residential property. The proposal would therefore accord with District Plan Policies DP12, DP16 and DP26 of the Mid Sussex District Plan 2014-2031 and Policies 1 and 3 of the Balcombe Neighbourhood Plan and the relevant NPPF and AONB guidance.

Impact on character and appearance of the area

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:

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.'

Policy 3 of Balcombe Neighbourhood Plan relates to design and states:

'The scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings and to avoid any significant detrimental effect on the landscape and natural beauty of the High Weald AONB and the significance and character or appearance of the Balcombe Conservation Area, where a building will command a view.

Outbuildings characterise the area. The existing rear garden is in part used for car parking.

The proposed building would be of a design, form and scale which is in proportion and appropriate to the existing appearance and character of the dwelling. It would use materials sympathetic to its use and rural location. The building would be located to the rear of the dwelling and therefore would not be visible from the highway. The proposed building would be used for incidental purposes in relation to the enjoyment of the existing dwellinghouse and would be located within the existing rear garden of the property with no separate access point.

Therefore, the proposal is therefore seen to comply with DP26 of the Mid Sussex District Plan, policy 3 of the Balcombe Neighbourhood Plan and the relevant paragraphs of the NPPF.

Highways Impact

Policy DP21 of the District Plan among other matters requires that:

'The scheme provides adequate car parking for the proposed development taking into account the accessibility of the development, the type, mix and use of the development and the availability and opportunities for public transport; and with the relevant Neighbourhood Plan where applicable.'

The proposal is considered to maintain the current parking arrangement on site. The detached garage is shown to utilise the same access as the existing dwelling and the proposal is not considered to alter the current access arrangements. As such, the proposal is considered to comply with the Policy DP21 of the District Plan.

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'*.

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

The only opening is the access door, therefore overlooking and privacy will not be harmed.

The proposal is therefore considered to comply with Policy DP26 of the District Plan, and the relevant principles of the Mid Sussex Design Guide SPD.

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 to be appropriate in terms of design, size and scale to the dwellinghouse, would not impact on the character of the countryside or the AONB landscape, and would not cause harm to the amenities of neighbouring properties.

Therefore, the proposal complies with Mid Sussex District Plan policies DP12, DP16, DP21 and DP26, policies 1 and 3 of the Balcombe Neighbourhood Plan and the relevant provisions of the NPPF. The application therefore accords with the Development Plan and is considered acceptable.

Decision: Permission

Case Officer: Andrew Horrell