

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0522	Case Officer:	Anna Tidey
Application Type:	Removal/Variation of Condition		
Proposal:	Variation of condition 2 of planning application DM/21/3799, as amended by reference DM/25/0646 - to amend the approved plans to include a roof plan.		
Site:	Grovelands Farm, Highbrook Lane, West Hoathly, East Grinstead, West Sussex, RH19 4PL, ,		
Validation Date	27 Feb 2025	Overall Expiry Date:	4 Apr 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	23 Apr 2025
Target Date:	24 Apr 2025	Recommending Officer Signature:	Anna Tidey

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	23 Apr 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0522

**Grovelands Farm, Highbrook Lane, West Hoathly, East Grinstead, West Sussex, RH19 4PL,
Variation of condition 2 of planning application DM/21/3799, as amended by reference DM/25/0646
- to amend the approved plans to include a roof plan.
Mr And Mrs Davies**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Conservation Officer: Grovelands Farm is a Grade II listed former farmhouse, dating from the 17th century and located in a rural position to the south of Sharpthorne. Planning permission and listed building consent were granted in 2022 for construction of a small pitched roof extension adjacent to a converted former barn attached to the north of the house. The current proposal is in effect for an amendment to this approval to include a rooflight to the inward (towards the barn elevation) facing slope of the pitched roof. This proposal should have only a very minimal impact on the appearance of the extension from surrounding viewpoints is not considered contentious.

The proposal is therefore considered to preserve the setting and special interest of the listed building, meeting the requirements of District Plan Policy DP34 and the relevant paragraphs of the NPPF.

TOWN/PARISH COUNCIL OBSERVATIONS

West Hoathly Parish Council: No objections.

INTRODUCTION

This application seeks planning permission to amend condition 2 of planning application DM/21/3799, as amended by reference DM/25/0646 - to include a roof plan in the approved plans.

The roof plans add a rooflight into the roof of an extension which was granted planning permission under DM/21/3799 at Grovelands Farm, Highbrook Lane, West Hoathly.

Works to dig the foundations have commenced on site for the construction of the approved extension.

RELEVANT PLANNING HISTORY

DM/25/0646. Non material amendment to DM/21/3799 for the removal of the following wording - amended plans received 04.04.22. Approved April 2025.

DM/25/0506. Listed Building Consent -Addition of existing and proposed roof plan to consent DM/21/3800. Proposed roof plan to include rooflight to Food Prep area. Yet to be determined.

DM/24/1625. Discharge of planning condition numbers 4 and 5 relating to householder application DM/21/3799. Approved August 2024.

DM/24/1624. Discharge of planning condition numbers 2 and 3 relating to Listed Building application DM/21/3800. Approved August 2024.

DM/21/3800. Single storey extension to the existing dwelling and refurbishment works - Amended Plans received 04.04.2022. Approved May 2022.

DM/21/3799. Single storey extension to the existing dwelling and refurbishment works. Approved May 2022.

SITE AND SURROUNDINGS

Grovelands Farm is located in an open rural situation on the western side of Highbrook Lane to the south of West Hoathly, within the High Weald Area of Outstanding Natural Beauty.

The Grade II Listed brick and tile hung farmhouse on this site is connected to a brick and wooden clad barn, which contains attached ground and first floor living accommodation. The barn is located to the north east of the main dwelling and is viewed from the approach driveway serving the farmhouse and its associated outbuildings.

The domestic accommodation sited within the barn is internally linked via the utility room off the kitchen at ground floor level and includes a large ground floor lounge and an adjoining gym/storage area. At first floor level there are two bedrooms, each with ensuite bathrooms and a study, served off a shared hallway.

APPLICATION DETAILS

Planning permission was granted under application DM/21/3799 for works to extend and alter the barn attached to Grovelands Farmhouse with the addition of a 5.65m wide by 3.7m deep (approx.) single storey addition on the eastern facing elevation of the barn to create a food preparation room off the existing utility room and kitchen.

The current application has been submitted under Section 73 of the Town and Country Planning Act and seeks permission to vary Condition 2 of planning application of planning application DM/21/3799, as amended by reference DM/25/0646.

Condition 2 of DM/21/3799 reads as follows:

' Approved Plans

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interest of proper planning. '

This application is made under section 73 of the Town and Country Planning Act 1990 to vary or remove conditions associated with a planning permission. The Act states that *'On such an application the local planning authority shall consider only the question of the conditions subject to which planning permission should be granted, and-*

(a) if they decide that planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted, or that it should be granted unconditionally, they shall grant planning permission accordingly, and

(b) if they decide that planning permission should be granted subject to the same conditions as those subject to which the previous permission was granted, they shall refuse the application.'

The application has been accompanied by a supporting statement which confirms the following:

'The proposed roof plan includes a rooflight on an internal facing roof slope. The rooflight has been specified to be low profile and similar in appearance to those existing in the adjacent Utility area. The proposed, (and existing) rooflights cannot be seen on any elevation.'

The application has been accompanied by a Proposed roof plan, Drawing ref GF_10 which shows the detailed siting of the rooflight (a single 1.2m wide by 0.9m high low profile rooflight), which is to be sited within the inner facing roof slope of the new extension.

LEGAL FRAMEWORK AND LIST OF POLICIES

The following policies are considered relevant when considering this application:

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 West Hoathly Neighbourhood Plan and Site Allocation Development Plan Document (DPD).

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:

DP26 Character and design

DP34 Listed Buildings and Other Heritage Assets

West Hoathly Neighbourhood Plan - made on 16 April 2015

No relevant policies.

Site Allocations Development Plan Document

Mid Sussex District Council adopted its Site Allocations Development Plan Document on 29th June 2022. The Site Allocations DPD identifies sufficient housing sites to provide a five year housing land supply to 2031 and also makes sure that enough land is allocated to meet identified employment needs.

There are no policies deemed relevant to this application.

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 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.

DPS2 Sustainable Design and Construction

DPS6 Health and Wellbeing

DPB1 Character and Design

DPB2 Listed Buildings and Other Heritage Assets

DPN2 Biodiversity Net Gain

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

The result of this application would be to issue a new planning permission, so it is not considered necessary to go through all of the original planning issues in this report. The specific changes to the plans that are now proposed are considered below with regards to the design and to the impact of the additional roof light upon the Listed Building at Grovelands Farm.

It is necessary to consider the application against the relevant policies of the development plan and any other material planning considerations.

Design

District Plan Policy DP26 is relevant in the determination of this application. Policy DP26 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 space 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 DP29);*
- * 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.'*

Also relevant in the determination of the application is the design guidance contained in the Mid Sussex Design Guide, which seeks good design in house alterations and extensions. The Council has adopted this Design Guide as a Supplementary Planning Document (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 principle of the extension to the farmhouse at Grovelands Farm was found acceptable under planning application DM/21/3799. The accompanying Listed Building Consent was granted under DM/21/3800.

The requirements of pre commencement Conditions 4 and 5 on the approval granted under DM/21/3799, which required roofing, facing, door and window details to be approved by the Local Planning Authority have been addressed, under application DM/24/1625, and were approved in August 2024.

The proposed addition of a new rooflight is a minor design amendment. The change accords with the Design Guide principles and is not out of keeping with the design or appearance of the original building.

Consequently the alteration is considered to accord with the aims of District Plan Policy DP26 and the principles of the Design Guide.

Impact upon the Listed Building

The original determination to permit the extension took into account the aims of District Plan Policy DP34 and the relevant NPPF guidance.

District Plan Policy DP34 requires development to protect listed buildings and their settings, and states:

'The Council will seek to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the character and quality of life of the District. Significance can be defined as the special interest of a heritage asset, which may be archaeological, architectural, artistic or historic.'

The NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraphs 207-210 of the NPPF regarding 'Proposals affecting heritage assets' are also relevant.

The detailed advice and guidance of the Council's Conservation Officer has been sought on this application. She supports the proposal, which she finds acceptable. She is of the opinion that this proposal would have minimal impact on the appearance of the extension from surrounding viewpoints.

The change to the approved scheme will preserve the special interest of the listed building, meeting the requirements of District Plan Policy DP34 and the relevant paragraphs of the NPPF.

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 an application under s73, where the original decision was in the form of a householder application, this development is exempt from the requirement to provide biodiversity net gain.

CONCLUSION

In conclusion, the amended proposal is considered to be appropriate in terms of design and appearance and would not negatively impact on the character and appearance of the dwelling or its setting. The proposal would accord with Policy DP26 of the District Plan and the Design Guide principles.

Consideration has been given to the impact of the additional rooflight upon the Grade II Listed Building at Grovelands Farm. The change to the approved scheme will preserve the special interest of the listed building, meeting the requirements of District Plan Policy DP34 and the relevant paragraphs of the NPPF.

Consequently this application is recommended for approval, repeating the relevant planning conditions from the approval granted by DM/21/3799, minus the approved materials/construction details conditions, which have been approved under DM/24/1625.

Decision: Permission

Case Officer: Anna Tidey