

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1680	Case Officer:	Tracie Axford
Application Type:	Householder Application		
Proposal:	Proposed single storey detached garden room located within existing curtilage.		
Site:	9 The Brambles, Cuckfield, Haywards Heath, West Sussex, RH17 5BF, , ,		
Validation Date	20 Jul 2026	Overall Expiry Date:	14 Aug 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	11 Sep 2026
Target Date:	14 Sep 2026	Recommending Officer Signature:	<i>Tracie Axford</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
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Signed and Agreed By:	<i>Steven King</i>	Date:	14 Sep 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1680

**9 The Brambles, Cuckfield, Haywards Heath, West Sussex, RH17 5BF, ,
Proposed single storey detached garden room located within existing curtilage.
Mr Michael Lawrence**

SUMMARY OF REPRESENTATIONS

One letter was received in support of the proposal

SUMMARY OF CONSULTEES

Drainage - no objection

CUCKFIELD PARISH COUNCIL OBSERVATIONS

No objection

INTRODUCTION

The application seeks planning permission for a proposed single storey detached garden room located within existing curtilage.

RELEVANT PLANNING HISTORY

None

SITE AND SURROUNDINGS

The site is designated as being within the Cuckfield built up area boundary. The existing property is a two-storey detached dwelling which is characterised by a mixture of bare brown brickwork, white render and white uPVC clad walls, brown clay roof tiles and white uPVC window and door frames. The property is located in the north eastern corner of The Brambles with woodland located to the north and residential properties located to the south and west. The surrounding area is a pre-dominantly residential area which consists of dwellings that are varied in their design and scale. There are also a variety of external materials used within the locality.

APPLICATION DETAILS

The application seeks planning permission for a proposed single storey detached garden room located within existing curtilage. It will measure 4.7m in length and 3.3m in width. A set of full length windows will be placed on the south east elevation with sliding doors on the northeast elevation leading into the garden. It will have a flat roof and a height of 2.4 metres. Externally, the walls will be stained timber clad with timber frame windows and doors.

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 the Cuckfield 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:

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.

Cuckfield Neighbourhood Plan

The Cuckfield Neighbourhood plan was made in October 2014.

Relevant Policies:

CNP1 - Design of New Development and Conservation

CNP10 - Building Extensions Within and Outside the Built Up Area Boundary

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 is currently at Examination with initial hearings held in February/March 2026. The Council is consulting on Main Modifications which are required to ensure the plan is legally compliant and sound. 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:

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) (August 2026)

The National Planning Policy Framework (NPPF) 2026 is a material consideration.

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 neighbouring properties
- Biodiversity Net Gain

Design and Character

Policy DP26 of the District Plan relates to character and design. A similar ethos is contained within policies CNP1 and CNP10 of the Cuckfield Neighbourhood Plan. However, they are considered to have very limited weight as they are materially inconsistent with the NPPF, and greater weight should be given to policy DP3 of the NPPF.

Policy DP3 of the NPPF sets out the key principles for well-designed places. This sets out in part that proposals should respond to their context, so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets.

The garden room will be located behind a fence adjacent to the driveway on an existing section of hardstanding which lies within the garden which is L-shaped around the corner of the dwelling. It is set back from the highway. Visibility of the proposed garden room will therefore be limited from the public domain. The external materials, which are stained timber, are considered appropriate for a garden setting.

Given the design, form and scale of the proposals in relation to the surrounding properties, and that it would be constructed in materials which are sympathetic with its surroundings, the proposal is considered to comply with policy DP26 of the District Plan, the relevant principles of the Mid Sussex Design Guide SPD and policy DP3 of the NPPF.

Impact on Neighbouring Amenities

Policy DP26 in part seeks to ensure that new development does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings. It is considered that this policy has very limited weight as it is materially inconsistent with the NPPF and consideration should be given to policies L2 and P3 of the NPPF.

Policy L2 of the NPPF relates to making effective use of land. Part L2(1dii) requires proposals to have '*acceptable living standards for residents and neighbours in terms of access to daylight, sunlight, privacy and external amenity space*'.

Policy P3 of the NPPF relates to living conditions and pollution. Part 2(b) of this policy requires proposals '*Not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers, or unacceptable levels of air, noise, artificial light, water, soil or other forms of pollution on or beyond the site*'.

The proposed garden room will not give rise to any significant impact to the neighbours in terms of light or outlook, owing to its location adjacent to the driveway of the host dwelling and the garage of no 8 The Brambles.

Given the scale and siting of the garden room, adjacent to the driveway of the host dwelling and the garage of no 8 The Brambles, the proposal is not considered likely to give rise to any significant loss of outlook, light or amenity for neighbouring occupiers, nor would it give rise to unacceptable overshadowing or loss of light to neighbouring properties. It is therefore considered that the proposed development will not result in material harm to neighbouring amenity and complies with Policy DP26 of the Mid Sussex District Plan, and policy P3 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 a householder application this development is exempt from the requirement to provide biodiversity net gain.

PLANNING BALANCE AND CONCLUSION

The proposal is appropriate in terms of design and will not negatively impact on the host dwelling nor its immediate setting and will not harm neighbouring amenities. Therefore, the proposal complies with policy DP26 of the Mid Sussex District Plan, and the relevant paragraphs of the NPPF and is considered acceptable.

Decision: Permission

Case Officer: Tracie Axford