

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1950	Case Officer:	Susan Dubberley
Application Type:	Householder Application		
Proposal:	The construction of an ancillary outbuilding providing three vehicle bays and an associated workshop.		
Site:	Awbrook House, Lewes Road, Scaynes Hill, Haywards Heath, West Sussex, RH17 7TB, ,		
Validation Date	18 Aug 2026	Overall Expiry Date:	11 Sep 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	7 Oct 2026
Target Date:	13 Oct 2026	Recommending Officer Signature:	<i>Susan Dubberley</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
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Signed and Agreed By:	<i>Steven King</i>	Date:	7 Oct 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1950

**Awbrook House, Lewes Road, Scaynes Hill, Haywards Heath, West Sussex, RH17 7TB,
The construction of an ancillary outbuilding providing three vehicle bays and an associated workshop.**

Mr Joseph Altendorff

LETTERS OF REPRESENTATION

One representation received:

Fully support our neighbour's application to construct the garages and have no objection to the build.

As immediate neighbours running an adjacent osteopathic clinic and managing the bordering land, I wish to highlight two practical considerations to ensure the project runs smoothly and safely for everyone:

1. Access and Driveway Care:

The shared driveway is narrow and serves our active healthcare clinic. It was surfaced in tarmac at significant expense to accommodate standard clinic and patient traffic. Because the drive is narrow, I have agreed with the owner of Awbrook House to walk the drive prior to construction to assess its current state, in order to assess any structural damage to the tarmac edges and drains resulting from construction traffic.

2. Boundary Hedging and Livestock:

I own the boundary fence bordering the development and am currently in the process of re-fencing the field to safely introduce sheep stock. The current plans mention planting Yew along this boundary. Because Yew is highly toxic to livestock, I would request that the landscaping condition specifies a livestock-safe, native hedging alternative along this specific field boundary to protect the future farm animals. This would anyway be more appropriate given the rural setting.

SUMMARY OF CONSULTEES

Parish Council

No comments received.

INTRODUCTION

Planning permission is sought for the construction of an ancillary outbuilding providing three vehicle bays and an associated workshop.

RELEVANT PLANNING HISTORY

DM/26/1949 - Extension and remodelling of existing house to include first floor extension above existing ground floor, two storey bay window, new oak framed entrance and side canopies. Existing conservatory demolished and rear balcony removed. Approved.

SITE AND SURROUNDINGS

The application site contains Awbrook House a large detached property set in substantial ground of some 9.3 acres, with several outbuildings in the grounds. The site is located off Lewes Road, Haywards Heath and accessed via a driveway off Slugwash Lane.

The property is surrounded by open countryside, although the access drive is shared with a residential property (Awbrook) which also has an osteopath clinic on the site and is located near the entrance to the site, with a field belonging to the house and clinic adjoining the northeastern boundary of the site.

The site is located in the countryside as defined by the District Plan

APPLICATION DETAILS

The proposal is for the construction of an ancillary outbuilding providing three vehicle bays and an associated workshop.

The plans show an 'L'-shaped outbuilding, with a footprint of some 132 sq m with a maximum eaves height of some 2.5 metres and a ridge height of approximately 3.5 metres. There would be three double entrance doors and one single doorway. The building would be finished with green profiled metal cladding to the walls and roof and would contain three vehicle bays and a workshop.

Planting is proposed along the northern boundary immediately to the rear of the development.

The building would be used in connection with the dwelling and provide storage for domestic vehicles, site machinery and a tractor incidental to the enjoyment of the dwelling

LEGAL FRAMEWORK AND LIST OF POLICIES

Mid Sussex District Plan

The District Plan was adopted at Full Council on 28th March 2018.

Relevant policies:

DP26 - Character and Design

DP12 - Protection and Enhancement of Countryside

DP37 - Trees, Woodland and Hedgerows

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.

Lindfield Neighbourhood Plan

The Lindfield Neighbourhood Plan was made in March 2016.

There are no relevant policies.

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 has consulted on Main Modifications which are required to ensure the plan is legally compliant and sound with further Hearings taking place in November 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:

DPC1 - Protection and Enhancement of the Countryside

DPB1: Character and Design

Mid Sussex Design Guide 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

Design and Character

Policy DP12 and DP26 of the District Plan relate to protection and Enhancement of Countryside. However, these policies 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 use of materials and architectural features.

It is considered that the design approach and materials are sympathetic to the rural character of the site and surrounding and that the building would appear as an agricultural style building that is appropriate in this location.

Therefore, the proposals are considered acceptable and of an acceptable design, size and scale that are in-keeping with the rural character of the site and would not have a significant impact on the countryside setting in general.

Therefore, the proposal complies with policies DP12 and DP26 of the Mid Sussex District Plan, the Mid Sussex Design Guide SPD and DP3 of the NPPF.

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. As already identified, this policy is considered to be materially inconsistent with the NPPF and greater weight should be given to the relevant policies in the NPPF.

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

As set out above the new building is sited in substantial grounds such that the nearest residential property would be some 80m away from the development, in addition there are no openings other than the proposed doors which face into the site. There are therefore no concerns regarding overlooking, loss of privacy, loss of daylight and sunlight, noise, air and light pollution and a loss of outlook.

Given the above, it is not considered that the proposal will give rise to any significant concerns in regard to impact on residential amenity. Accordingly, the proposal is considered to comply with the provisions of policy L2 of the NPPF and policy DP26 of the District Plan.

Trees

Policy DP37 of the MSDP relates to trees, woodland and hedgerows. However, this is considered to have very limited weight as it is materially inconsistent with the NPPF, and greater weight should be given to policy N2 of the NPPF.

Policy N2 of the NPPF sets out the key principles for improving the natural environment. In terms of this application this policy requires proposals to conserve and enhance existing natural features of visual, historic or nature conservation value, including established trees and hedgerows.

An Arboricultural Impact Assessment has been submitted with the application that confirms that no trees are to be removed as a result of the proposal, and that several trees have previously been removed on the northern boundary.

While it is noted that the proposed building will extend into a small proportion of the root protection areas of 2 nearby trees, a category B oak and category C yew, the proposed ingress is not expected to have a major impact upon the subject trees. It is noted that neither of the trees are protected and that new planting on the boundary forms part of the application. The report also includes an Arboricultural Method Statement and Tree Protection Plan to minimise any impacts upon the trees.

In view of the above it is considered that the proposal would comply with Policy DP37 of the Mid Sussex District Plan and policy N2 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.

Other matters

While there have been no objections to the application there has been a representation from the Awbrook a detached residential property with an osteopath clinic, that shares the access drive with the application site, and also has a field belonging to the house which adjoins the northeastern boundary of the site.

The concern is that the neighbour is in the process of re-fencing their field to safely introduce sheep stock and the annotation on the plans refer to planting Yew along the boundary. The issue is that they state that Yew is highly toxic to livestock, and that they have therefore requested that the landscaping condition specifies a livestock-safe, native hedging instead.

While this is not a planning matter, the applicant has responded to the representation and confirmed that the boundary can be screened without yew, and a mix of native hawthorn, field maple and hornbeam hedging is now proposed.

CONCLUSION

In conclusion, the proposals are considered to comply with policies, DP12, DP26 and DP37 of the Mid Sussex District Plan, the Mid Sussex Design Guide SPD and policies DP3, N2 and L2 of the NPPF. The application is therefore recommended for approval.

Decision: Permission

Case Officer: Susan Dubberley