

PLANNING STATEMENT



Detailed Application

Replacement Single Storey 3 Bedroom Dwelling House

10 Highfields, Brighton Road, Warnínglíd , West Sussex, RH17 5SY

1. Introduction

1.1 This planning statement has been prepared on behalf of Mr & Mrs V Mears, who are the owners of the application site, in respect of an application for the removal of the existing two bedroom residential unit and provision of a traditionally built three bedroom single storey dwelling house at 10 Highfields, Brighton Road, Warnínglíd, West Sussex.

1.2 The statement addresses how the design of the replacement development seeks to address how it complies with the development plan policies. It should be read in conjunction with the submitted design & Access statement and drawings.

2. The Site and Surroundings

2.1 The 0.22 Hectare site is situated at the rear of Highfields, to the East of the A23 and is located within the designated High Weald ANOB.

2.2 The rectangular site and currently contains a dwelling/twin unit of accommodation with a parking area suitable for at least four motor cars with ample on plot turning, with access that runs parallel with the Northern Highfields boundary.

- 2.3 The adjoining properties to the North, West & South are generally traditionally constructed large detached dwelling houses in generous plots, together with two recently provided single storey dwellings provided under the Caravan Act.

3. Planning History

- 3.1 DM/23/0218: Continued use of existing building for residential purposes - Granted Permission.
- 3.2 DM/22/2230: Retention of dwelling house - Refused Permission.
- 3.3 DM/17/3351: Twin caravan unit sited on a concrete base with fencing around the plot - Refused Permission.
- 3.4 DM/17/3792: Certificate of Lawfulness for the stationing of 3 residential caravans - Refused Permission.
- 3.5 DM/17/0203: Discharge of Conditions " and 3 of DM/16/2524
- 3.6 14/00518/CND: Variation of permission 12/03825/OUT to remove condition 13 - Granted Permission.
- 3.7 12/01559/FUL: Full permission to erect a new dwelling house.
- 3.8 12/01558/COND: Variation of condition 3 of CD/001/94.

4. The Scheme

- 4.1 The application seeks full planning permission for the removal of the existing single storey 2 bedroom residential dwelling house and the erection of a 3 bedroom traditional construction dwelling house on the site. In developing the scheme careful consideration has been given to the planning history and previous reasons proposed development has been determined on the site. Having regard to this the proposed replacement

dwelling has been designed with modest footprint and located in the same position as the existing dwelling.

- 4.2 The replacement dwelling would comprise, 1 En-suite bedroom, further bedrooms, bathroom, and combined kitchen, dining and lounge area. The proposal would retain the existing parking for 4 motor cars, on plot turning and access from the public highway.
- 4.3 The replacement dwelling house would retain the existing boundary screening/treatment and be completely screened from the public highway, as existing.

5. Planning Context

- 5.1 The planning and Compulsory Purchase Act 2004 requires that development proposals are determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Mid Sussex District comprises saved policies of the Mid Sussex Local Plan 2004 and the National Policy Framework (NPPF).
- 5.2 The Mid Sussex District Plan 2014 -2031 (March 2018) was originally submitted for examination on the 17th August 2016 and the examination hearing has taken place, The Council completed further consultation on the main modifications to the District Plan that are required to make the plan sound on the 13th November 2017. The following Policies may be deemed relevant to this application:

Mid Sussex District Plan

Policy DP4: Housing

Policy DP6: Settlement Hierarchy

Policy DP16: High Weald Area of Natural Beauty

Policy DP12: Countryside Character and Protection

Policy DP15: New Homes in the Countryside

Policy DP17; Ashdown Forest Special Protection Area (SPA) &
Special Area of Conservation (SAC)

Policy DP21: Transport
Policy DP26 Character & Design
Policy DP27: Design Space Standards
Policy DP28: Accessibility
Policy DP37 Trees, Woodland and Hedgerows
Policy DP39: Sustainable Design & Construction
Policy DP41: Flood risk and drainage

Policy DP6 Settlement Hierarchy states that, Development will be permitted within towns and villages with defined built-up area boundaries, Any infilling and redevelopment will be required to demonstrate that it is of an appropriate nature and scale (with particular regard to DP26: Character and Design), and not cause harm to the character and function of the settlement.

Relevant Policies Include

Policy DP26: Character & Design, which requires high quality development which does not cause significant harm to the amenities of nearby residents, incorporates well integrates car parking and positively addresses sustainability considerations.

Policy DP27: Dwelling Space Standard, which requires dwellings to comply with the minimum nationally described space standards for internal floor space and storage.

Policy DP28: Accessibility, which requires all developments meet and maintain high standard of accessibility.

Policy DP37: Trees, Woodland and Hedgerows, which encourages new planting in particular, ancient woodland and aged or veteran trees will be protected. Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as a part of a group, to the visual amenity value or character of an area and/or that have landscape historic or wildlife importance, will not normally be permitted.

DP39: Sustainable Design and Construction: which requires development to minimise energy and maximise efficient use of resources.

6. National Planning Policy Framework (NPPF) February 2019

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. It states "At a very high level the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs". Therefore so that sustainable development is pursued in a positive way at the heart of the NPPF is a presumption in favour of sustainable development (Paragraph 11).

Section 4, deals specifically with decision making and states that local planning authorities should approach decisions on proposed development in a positive and creative way. It further states "Decision makers at every level should seek to approve applications for sustainable development where possible".

Housing is considered at Section 5 and Section 11 highlights the need to make effective use of land. In particular paragraph 118d) states that planning decisions should promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing.

Section 7, emphasises the importance of good design.

Section 12, Achieving well designed places, deals with design. where paragraph 124 states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

7. Mid Sussex Design Guide Supplementary Planning Document (November 2020)

The Council has adopted a 'Mid Sussex Design Guide' SPD 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 the Council on the 4th November 2020 as an SPD for use in the consideration and determination of planning applications.

The Council consider the SPD to be a material consideration in the determination of planning application.

8. The Neighbourhood Plan

The Ansty, Staplefield and Brook Street Neighbourhood Plan (February 2017)

Relevant Policies:

AS1: New Housing Development

AS3: High Weald Area of Outstanding Natural Beauty

9. Design and Layout Assessment

9.1 The site

The application site is level and fully screened by existing mature tree lined North & East boundaries and 2 metre high privacy/screen fence on the West and south boundaries.

The site currently accommodates a two bedroom single storey dwelling house and provides a hard landscaped area for up to four motor cars, with ample on-site turning area.

The site is accessed via an unmade access drive from the adopted highway (Brighton Road).

9.2 Vehicular Access and Parking

Access to the application site/replacement dwelling house would retain the existing pedestrian/vehicular access direct from the public highway (Brighton Road), together with space for four motor cars and a refuse bin storage as exists.

9.3 Amenity

The scheme has been developed to minimise the impact on neighbouring properties, where existing boundary treatments will remain providing adequate privacy and screening.

9.4 Sustainability

The proposed energy saving measures, set out in the design and access statement would natural resources where possible and would contribute to low carbon economy.

The replacement dwelling would therefore constitute sustainable development as defined by the NPPF and would provide sustainability benefits.

10.0 Conclusion

The application site is part of a larger Gypsy & Traveller designated (safeguarded) site and the applicants having previously proved their heritage, the proposed replacement dwelling house is as a matter of principle acceptable.

Policy DM15 of the Mid Sussex District Plan confirms "replacement dwellings in the countryside will be permitted", where:

- The residential use has not been abandoned
- Highway, access and parking requirements can be met.
- The replacement dwelling maintains or where possible enhances the quality of the natural and/or built landscape particularly in the High weald Area of Outstanding Natural Beauty, especially if a significant change in scale from the existing dwelling is proposed.

The replacement dwelling house would not have an adverse impact upon adjoining neighbours amenities or the Ashdown Forest protection area.

The façade of the replacement dwelling house is considered to be acceptable given the materials will replicate to the existing building and would not be significantly different to other buildings located in the wider ANOB and as previously granted planning consent.

The site can comfortably accommodate the proposed replacement single storey dwelling house while preserving the character and appearance of the site and wider character of the ANOB. It also represents a sustainable form of development.

The proposed replacement dwelling house is therefore considered to be planning policy compliant.

Accordingly we invite the Council to look favourably on the applicants' proposal and grant planning consent.

GRM/1324/C01 - June 2025