

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1627	Case Officer:	Hamish Evans
Application Type:	Householder Application		
Proposal:	Rebuilding of storage barn following fire damage to existing structure		
Site:	Kenwards Farm, Snow Hill, Crawley Down, Crawley, West Sussex, RH10 3EG, ,		
Validation Date	1 Jul 2026	Overall Expiry Date:	28 Jul 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	5 Aug 2026
Target Date:	26 Aug 2026	Recommending Officer Signature:	Hamish Evans

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
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Signed and Agreed By:	Stephen Ashdown	Date:	7 Aug 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1627

**Kenwards Farm, Snow Hill, Crawley Down, Crawley, West Sussex, RH10 3EG,
Rebuilding of storage barn following fire damage to existing structure
Mr And Mrs Slack**

SUMMARY OF REPRESENTATIONS

One third-party representation letter has been received which supports the application.

SUMMARY OF CONSULTEES

None received.

PARISH COUNCIL OBSERVATIONS

Worth Parish Council

Support application.

INTRODUCTION

The application seeks planning permission for the reconstruction of the storage barn at Kenwards Farm Snow Hill Crawley Down RH10 3EG.

RELEVANT PLANNING HISTORY

None considered relevant.

SITE AND SURROUNDINGS

The application site is located within the countryside with the built up area boundary of Crawley down some 1,300 metres to the south of the site. The application site consists of a large main dwelling house with a number of single storey buildings that are ancillary to that dwelling house. The main dwelling is situated within a relatively large plot. The proposed building would be located adjacent to a number of these ancillary buildings. The existing buildings are characterised by traditional external materials. The boundary treatment surrounding the existing site consists of significant tree and hedgerows.

There are residential properties located to the north, west and south of the site and open countryside to the east of the site. The surrounding area is predominantly rural with sporadic residential development, agricultural fields and woodland.

APPLICATION DETAILS

The application seeks planning permission for the reconstruction of the storage barn at Kenwards Farm Snow Hill Crawley Down RH10 3EG.

The proposed building would measure some 7.8 metres in width, 4.6 metres in depth, an eaves height of 3.8 metres and total height of 6.3 metres. It would be characterised by timber clad walls, brown clay roof tiles and brown casement windows and doors. The proposed building is to be used as a storage barn used ancillary to the main dwelling.

The proposed building is to replace a similar building that was burnt down.

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 Crawley Down 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
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.

Crawley Down Neighbourhood Plan (adopted January 2016)

Relevant policies:

Policy CDNP04.1 Building Extensions

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 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:

DPC1: Protection and Enhancement of the Countryside
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.

ASSESSMENT

Character and Design and Protection and Enhancement of Countryside

Policy DP12 of the Mid Sussex District Plan seeks to maintain or where possible enhance the quality of the rural landscape character of the District.

Policy DP26 of the District Plan relates to character and design and requires all proposals to be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside as well as addressing the character and scale of the surrounding buildings and landscape. In part the policy requires proposals to be of a high quality design and layout and includes appropriate landscaping and greenspace; and creates a sense of place while addressing the character and scale of the surrounding buildings and landscape.

A similar ethos is contained within policy CDNP04.1 of the Crawley Down Neighbourhood Plan.

The proposed building will be constructed of external materials that are traditional in their appearance and are commonly seen within countryside. As such they are considered to address the character of the surrounding area and can be secured by a suitably worded condition. It has also been confirmed that the building will be used ancillary to the main dwelling, this can be secured by a suitably worded condition.

The proposed building would be of a modest single storey nature and it would be of a similar scale and design to the previous building that was on the site. It would also be of a similar scale and design to the other existing single storey buildings on the site. Due to the existing boundary treatment there would be limited views of the proposal from the surrounding area. Taking into account the above the proposal is considered to address the character and scale of the surrounding area and it would maintain the quality of the rural landscape character of the District.

Neighbouring Amenities

Policy DP26 of the Mid Sussex District Plan in part seeks to ensure that development:

'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);'

A similar ethos is contained within the Mid Sussex Design Guide SPD.

In terms of neighbouring amenities Policy CDNP04.1 of the Crawley Down Neighbourhood Plan states that proposals should "safeguard" adjoining neighbours amenity whereas policy DP26 of the Mid Sussex District Plan states that development 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. There is therefore some conflict between the District Plan and Neighbourhood Plan in this respect. Under section 38(5) of the Planning and Compulsory Purchase Act 2004 if a policy contained in a development plan for an area conflicts with another policy in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published. As such, policy DP26 of the Mid Sussex District Plan is considered to take precedence and therefore the test in this instance is whether the development causes significant harm to neighbouring amenities as outlined above.

The proposal does not include any first-floor openings and it is set away from the boundaries of the site. The existing boundary treatment consists of significant hedgerows and treelines so there would not be direct views into neighbouring properties private amenity spaces. Taking into account the above the proposal is considered to not cause significant harm to the amenities of nearby residents and as such complies with policy DP26 of the Mid Sussex District Plan and 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

In conclusion, the proposal is considered to address the character and scale of the existing and surrounding buildings and landscape and it would maintain the quality of the rural landscape character of the District. The proposal would not cause significant harm to the amenities of neighbouring properties. The application is also exempt from the requirement to provide biodiversity net gain. Therefore, the proposal complies with policies DP12 and DP26 of the Mid Sussex District Plan, the MSDC Design Guide SPD, policy CDNP04.1 of the Crawley Down Neighbourhood Plan and with the relevant provisions of the NPPF.

Decision: Permission

Case Officer: Hamish Evans