

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0045	Case Officer:	Tracie Axford
Application Type:	Householder Application		
Proposal:	Installation of 2 no. rooflights.		
Site:	The Stables, Lewes Road, Horsted Keynes, Haywards Heath, West Sussex, RH17 7DY, ,		
Validation Date	9 Jan 2026	Overall Expiry Date:	6 Feb 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	5 Mar 2026
Target Date:	6 Mar 2026	Recommending Officer Signature:	Tracie Axford

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	5 Mar 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0045

**The Stables, Lewes Road, Horsted Keynes, Haywards Heath, West Sussex, RH17 7DY,
Installation of 2 no. rooflights.
Mr Trevor Sears**

SUMMARY OF REPRESENTATIONS

None

SUMMARY OF CONSULTEES

None

PARISH COUNCIL OBSERVATIONS

'The Parish Council is very keen to see the dark skies in and around the parish protected. It is one of the key priorities that has repeatedly been expressed by parishioners throughout the Neighbourhood Development Plan process and whenever applications such as this are considered.

It is noted that this property is close to the built-up area boundary of the village on the edge of open countryside which makes these concerns particularly relevant.

The Parish Council therefore urge MSDC to ensure that the following mitigating measures are taken within the design in order to comply with the objectives set out in the HW AONB Management Plan:

- 1. Black out blinds that can be easily operated by the occupier.*
- 2. Glazing to be less than 0.7 Visible Light Transmission (Ref: Part 2 of Planners' Check List in the attached Planning Technical Advice).'*

INTRODUCTION

The application seeks planning permission for 2 no. rooflights to the roof on the west elevation.

RELEVANT PLANNING HISTORY

DM/18/0498 - The conversion and extension of the existing outbuilding (The Stables - Plot A) into a single detached dwelling together with associated hard and soft landscaping works. This application seeks permission for an amendment to the scheme granted approval under reference DM-16-3172 - Amended description: Extension of the approved footprint to the north east corner of the building. Permission 2018-06-21

SITE AND SURROUNDINGS

The Stables is located on the eastern side of Lewes Road on the southern approach road into the village of Horsted Keynes. The dwelling is a single storey converted outbuilding adjacent to Hamsland House. The property is accessed via a driveway serving Hamsland House and Hamsland Dairy. It has external facing brickwork and a pitched roof. The property sits in the north west boundary of the site with gardens to the south and east. There is a gravel driveway with space for several cars.

The property is located to the south of the built up area boundary of the village, in a semi rural situation with other neighbouring residential dwellings which extend along both sides of Lewes Road.

The property is located in an Amber Zone for Great Crested Newts, within open countryside and within the High Weald National Landscape (former Area of Outstanding Natural Beauty- AONB). The dwelling is outside the built-up area boundary of Horsted Keynes.

APPLICATION DETAILS

The application seeks planning permission for the addition of two roof lights to the north west roof elevation to provide natural light to the study and the bathroom internally. The will measure approximately 1.2 x 1.3 metres.

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 Horsted Keynes 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

DP16 - High Weald Area of Outstanding Natural Beauty

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.

Horsted Keynes Neighbourhood Plan

The Horsted Keynes Neighbourhood Plan, made on May 2023.

Relevant policies:

Policy HK4 Maintaining Local Character and Good Quality Design

Policy HK9 The High Weald AONB

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 the 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.

Relevant policies:

DPS1 - Climate Change

DPS2 - Sustainable Design and Construction

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.

High Weald AONB Management Plan 2024-2029

High Weald National Landscape - Technical Advice Note: Dark Skies Planning Advice Note - July 2024
National Planning Policy Framework (NPPF) (December 2024)

ASSESSMENT

It is considered that the main issues that need to be considered in the determination of this application are as follows;

- Design and Impact upon Countryside
- Impact on the High Weald National Landscape/ AONB
- Impact on neighbouring properties
- Biodiversity Net Gain

Design and Impact upon Countryside

Policy DP26 of the Mid Sussex District Plan 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 spaces 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 DP27);*
- 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."*

Horsted Keynes Neighbourhood Plan Policies HK4 seeks to maintain local character and good quality design in all new developments. Policy HK4 refers to the following relevant criteria for good design:

'- achieving high quality design that respects the scale, bulk and character of existing and surrounding buildings; and

-using good quality materials that complement the existing palette of materials used within Horsted Keynes.'

Policy DP12 seeks to maintain and enhance the quality and character of the rural area and states:

'The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:

- it is necessary for the purposes of agriculture; or*
- it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.'*

The proposed rooflights will measure 1.3m x 1.2m and are therefore minimal in scale to the existing roof form of the dwelling. Externally the finish will be grey aluminium and will therefore match the character and appearance of the existing dwelling. Overall, the proposed roof lights will not harmfully impact upon any public views as the dwelling is not visible from the Lewes Road. The rooflights will not detract from the design of the existing dwelling.

The proposed development is therefore acceptable in design terms and will accord with District Plan Policies DP12 and DP26, Neighbourhood Plan Policy HK4, the principles of the Design Guide and the relevant provisions of the NPPF and can be supported.

Impact on High Weald National Landscape/ AONB

The proposed development is located within the High Weald National Landscape (AONB), where District Plan Policy DP16 is relevant. This states:

'Development within the High Weald Area of Outstanding Natural Beauty, as shown on the Policies Maps, will only be permitted where it conserves or enhances natural beauty and has regard to the High Weald AONB Management Plan, in particular;

- the identified landscape features or components of natural beauty and to their setting;*
- the traditional interaction of people with nature, and appropriate land management;*
- character and local distinctiveness, settlement pattern, sense of place and setting of the AONB; and*
- the conservation of wildlife and cultural heritage.*

Small scale proposals which support the economy and social well-being of the AONB that are compatible with the conservation and enhancement of natural beauty will be supported. Development on land that contributes to the setting of the AONB will only be permitted where it does not detract from the visual qualities and essential characteristics of the AONB, and in particular should not adversely affect the views into and out of the AONB by virtue of its location or design'.

Policy HK9 similarly seeks to ensure that development proposals should conserve and enhance the landscape in the parish, stating:

'Residential development should utilise the guidance in the High Weald Housing Design Guide (2019) in order to meet the requirement for landscape-led designs which conserve and enhance the special character of the AONB and also comply with policies HK4 and HK5 of this plan.'

Also relevant in the determination of the application is paragraph 189 of the NPPF, which state:

'189. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.'

A similar ethos is found within The High Weald Area of Outstanding Natural Beauty Management Plan.

Due to the position and domestic scale of the proposed rooflights it is considered that the proposed changes will not impinge negatively upon local views, upon the wider character of the area or the dark skies of the AONB.

Consequently, this application accords with Policy DP16 of the Mid Sussex District Plan, the aims of Neighbourhood Plan Policy HK9 and the relevant NPPF and AONB guidance.

Impact on neighbouring properties

District Plan Policy DP26 is considered relevant in the determination of this application with regards to the impact of the changes on residential amenities. District Plan Policy DP26 requires 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.'

The immediate neighbouring dwellings to The Stables are the properties which share the vehicular access and driveway from Lewes Road. The nearest neighbouring property is Hamsland House, which is sited some 24m (approx.) to the southwest of the property.

Due to the scale and position of the proposed rooflights, and the space between the neighbouring dwellings and The Stables, it is considered that their siting, scale and position would not cause unacceptable harm to the amenity of adjoining residents in respect of access, noise, privacy, daylight, sunlight and outlook of the immediate residents.

The proposal therefore accords with the requirements of District Plan Policy DP26 and the relevant principles of the Design Guide.

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

The Horsted Keynes Parish Council raised concerns to the potential for impact to the Dark Skies of the AONB. It is noted that the rooflights are proposed for the study and the bathroom. Given the size and scale of the rooflights, it is considered that the lightspill would be 'de minimus' and therefore there would not be an adverse impact to the AONB.

Planning Balance and Conclusion

In conclusion, the proposal is considered to be acceptable in terms of design, scale and form, would not cause significant harm to the amenities of neighbouring properties and would not have an impact to the AONB. Therefore, the proposal complies with Mid Sussex District Plan policies DP12, DP16, and DP26 and policies HK4 and HK9 of the Horsted Keynes Neighbourhood Plan, with the relevant provisions of the NPPF. The application therefore accords with the Development Plan and is considered acceptable.

Decision: Permission

Case Officer: Tracie Axford