

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0622	Case Officer:	Hamish Evans
Application Type:	Householder Application		
Proposal:	Addition of an attached shed for domestic storage		
Site:	Daleham, Deanland Road, Balcombe, Haywards Heath, West Sussex, RH17 6LT, ,		
Validation Date	17 Mar 2026	Overall Expiry Date:	24 Apr 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	29 Apr 2026
Target Date:	12 May 2026	Recommending Officer Signature:	Hamish Evans

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

MID SUSSEX DISTRICT COUNCIL

DM/26/0622

**Daleham, Deanland Road, Balcombe, Haywards Heath, West Sussex, RH17 6LT,
Addition of an attached shed for domestic storage
Mr Heath Jansen**

SUMMARY OF REPRESENTATIONS

No third-party letters of representation have been received in respect of this application.

SUMMARY OF CONSULTEES

None received.

PARISH COUNCIL OBSERVATIONS

Balcombe Parish Council

No objection.

INTRODUCTION

The application seeks planning permission for a single storey side extension at Daleham, Deanland Road, Balcombe.

RELEVANT PLANNING HISTORY

None considered relevant.

SITE AND SURROUNDINGS

The site is designated as being within the Balcombe built up area boundary, the High Weald Area of Outstanding Natural Beauty and the Balcombe Conservation Area. It is a detached residential property which is set back from the highway. The existing dwelling is characterised by a mixture of bare brown brick and hanging clay tile walls, brown clay roof tiles, a mixture of white and blue wooden and white uPVC window frames and white wooden door frames. There are a number of trees within the existing site. The boundary treatment to the front and sides of the site consists of some 3 metres high hedge and tree rows and the rear boundary treatment consists of some 6 metres high hedge and tree rows. There are some two off-street parking spaces to the front of the site and one within the existing integral garage. The dwellings within the locality are characterised by a variety of external materials and are of a similar design and scale of the dwelling the subject of this application. Deanland Road is located to the east of the site and residential properties are located to the north, south and west of the site.

APPLICATION DETAILS

The application seeks planning permission for a single storey side extension at Daleham, Deanland Road, Balcombe.

The proposed extension measures some 3.4 metres in width, 5.5 metres in depth, an eaves height of 1.8 metres and a total height of 2.6 metres. It would be characterised by treated fire proof feather edge boarding walls and translucent corrugated roofing.

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 Balcombe 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:

DP16 - High Weald Area of Outstanding Natural Beauty

DP26 - Character and Design

DP35 - Conservation Area

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.

Balcombe Neighbourhood Plan

The Balcombe Neighbourhood Plan was adopted September 2016.

Relevant policies:

Policy 3 - Design

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 the 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:

DPC4: High Weald Area of Outstanding Natural Beauty

DPB1: Character and Design

DPB3: Conservation Areas

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) (December 2024)

The High Weald Area of Outstanding Natural Beauty Management Plan 2024-2029

ASSESSMENT

Impact on Heritage Assets and Character and Appearance

Policy DP35 of the District Plan states:

'Development in a conservation area will be required to conserve or enhance its special character, appearance and the range of activities which contribute to it. This will be achieved by ensuring that:

- o New buildings and extensions are sensitively designed to reflect the special characteristics of the area in terms of their scale, density, design and through the use of complementary materials;*
- o Open spaces, gardens, landscaping and boundary features that contribute to the special character of the area are protected. Any new landscaping or boundary features are designed to reflect that character;*
- o Traditional shop fronts that are a key feature of the conservation area are protected. Any alterations to shopfronts in a conservation area will only be permitted where they do not result in the loss of a traditional shopfront and the new design is sympathetic to the character of the existing building and street scene in which it is located;*
- o Existing buildings that contribute to the character of the conservation area are protected. Where demolition is permitted, the replacement buildings are of a design that reflects the special characteristics of the area;*
- o Activities such as markets, crafts or other activities which contribute to the special character and appearance of the conservation area are supported;*
- o New pavements, roads and other surfaces reflect the materials and scale of the existing streets and surfaces in the conservation area.*

Development will also protect the setting of the conservation area and in particular views into and out of the area.

New buildings of outstanding or innovative design may be acceptable in conservation areas provided that their impact would not cause material harm to the area.'

The site is located within the Balcombe Conservation Area, as designated in 1984. A Conservation Area is defined as an area of "special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance".

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 the Mid Sussex Design Guide SPD.

Principle DG49 of the Mid Sussex Design Guide states: *'Extensions should typically use simple, uncomplicated building forms to compliment and coordinate with the scale, form and massing of the original dwelling. The design approach may benefit from coordinating with the existing pattern of window and door openings as well as employing facing materials to match those of the existing dwelling. Otherwise it should demonstrate the appropriateness of the alternative approach.'*

Principle DG50 of the Mid Sussex Design Guide states: *'Front and side extensions are typically visible from the public realm and will be resisted where they have an adverse impact on the street scene or the appearance of a dwelling.'*

Side extensions should normally be subservient to the original dwelling and typically be set-back from the front of the house to help define the original building. The gaps between dwellings can sometimes positively contribute to articulating (for example, through the consistent rhythm of repeated houses) and adding interest in a street frontage or by providing views / visible connections to the surrounding countryside. Side extensions will therefore need to appropriately respond to the character of the street form and will not normally be accepted where they close an important gap and view.'

It is considered that the proposed external materials will be similar in appearance to those used within the surrounding area, details of which can be secured by a suitably worded condition.

The proposed extension is subservient in height to the existing dwelling and it would be of a modest scale. Due to its scale, location and existing boundary treatment there would be limited views of it from the surrounding area.

As such the proposed works are considered to address the character and scale of the existing and surrounding buildings, and it would conserve the character and appearance of the Conservation Area. The proposal is therefore considered to comply with policies DP26 and DP35 of the Mid Sussex District Plan, policy 3 of the Balcombe Neighbourhood Plan and principles DG49 and DG50 of the Mid Sussex Design Guide.

Impact on the High Weald Area of Outstanding Natural Beauty

The legal framework for AONBs, (also known as National Landscapes) in England and Wales is provided by the Countryside and Rights of Way Act (CRoW) 2000 which at Section 82 reaffirms the primary purpose of AONBs: to conserve and enhance natural beauty. Section 84 of the CRoW requires Local Planning Authorities to 'take all such action as appears to them expedient for accomplishment of the purpose of conserving and enhancing the natural beauty of the AONB'. The Levelling-up and Regeneration Act (2023) amended section 85 of the CRoW Act, to create a new duty on relevant authorities to 'seek to further the purpose of conserving and enhancing the natural beauty of the area' when discharging their functions in AONBs'. A similar ethos is found within The High Weald Area of Outstanding Natural Beauty Management Plan which is a material consideration in the determination of planning applications in the AONB.

Policy 16 of the District Plan requires proposals in the AONB to conserve or enhance natural beauty.

Paragraph 189 of the NPPF is also relevant. This states:

'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 proposed works are relatively modest in their nature and their design, scale and character are considered to address the character and appearance of the surrounding area. As such it would not have any adverse impact on the landscape quality of the AONB and the complies with the requirements of policy DP16 of the District Plan, High Weald AONB Management Plan 2024-2029 and paragraph 189 of the NPPF.

Neighbouring Amenities

Policy DP26 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.

The proposed extension is of a modest single storey nature and set away from the boundaries of the site. The proposal does not include any side facing windows and due to the existing boundary treatment it would not have direct views into neighbouring properties private amenity spaces.

Taking into account the above it is considered that the proposal would not cause significant harm to the amenities of nearby residents including taking account of the impact on overlooking and loss of privacy, reduction in sunlight and daylight and a loss of outlook. The proposal is therefore, considered to comply with the above-mentioned part of policy DP26 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 it would not cause significant harm to the amenities of neighbouring properties. It would also not have any adverse impact on the landscape quality of the High Weald AONB and it would conserve the character and appearance of the Conservation Area. The application is also exempt from the requirement to provide biodiversity net gain. Therefore, the proposal complies with policies DP16, DP26 and DP35 of the Mid Sussex District Plan, policy 3 of the Balcombe Neighbourhood Plan, principles DG49 and DG50 of the MSDC Design Guide SPD, the High Weald AONB Management Plan 2024-2029 and with the relevant provisions of the NPPF.

Decision: Permission

Case Officer: Hamish Evans