

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1047	Case Officer:	Tracie Axford
Application Type:	Householder Application		
Proposal:	Proposed timber garage/carport with logstore		
Site:	Meadowmeed, Balcombe Lane, Sharpthorne, East Grinstead, West Sussex, RH19 4JA, ,		
Validation Date	28 Apr 2026	Overall Expiry Date:	20 May 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	22 Jun 2026
Target Date:	23 Jun 2026	Recommending Officer Signature:	<i>Tracie Axford</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Joanne Fisher</i>	Date:	23 Jun 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1047

**Meadowmeed, Balcombe Lane, Sharpthorne, East Grinstead, West Sussex, RH19 4JA,
Proposed timber garage/carport with logstore
Mr Nigel Batting**

SUMMARY OF REPRESENTATIONS

None

SUMMARY OF CONSULTEES

None

PARISH COUNCIL OBSERVATIONS

West Hoathly Parish Council has no objections

INTRODUCTION

The application seeks planning permission for a new timber garage and carport.

RELEVANT PLANNING HISTORY

DM/21/1505 - (Amended plans received 03.09.2021) Erection of a single and two storey extension for a new garage, entrance hall, bedroom and bathroom to replace buildings destroyed by fire. Approved.

SITE AND SURROUNDINGS

The application property is located in the countryside to the south of the built-up area Sharpthorne. It is in the High Weald Area of Outstanding Natural Beauty. The property is a detached dwelling, accessed by a driveway leading off of Balcombe Lane. The driveway runs parallel to Balcombe Lane, however is heavily screened by a hedgerow.

The locality is characterised by loose knit sporadic development between large areas of woodland and farmland. The dwelling is located within a large open plot which slopes down to the east. The dwelling is constructed in sandstone, with timber fenestration and a slate roof.

APPLICATION DETAILS

The application seeks planning permission for a new timber garage and carport. It will measure some 8 metres in width and 6 metres in depth and have a pitched slate tile roof of a maximum height of 4 metres. Externally it will be timber framed with featheredge cladding and the doors to the log store will be timber. It will be positioned on the driveway between the exit onto the Balcombe Road and the dwelling.

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 West Hoathly 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

DP21 - Transport
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.

West Hoathly Neighbourhood Plan (made April 2015)

Relevant Policy:

WHP2 Historic Lanes

Other Material Considerations

Mid Sussex District Plan 2021-2039 Consultation Draft

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:

DPS1 - Climate Change

DPS2 - Sustainable Design and Construction

DPB1 - Character and Design

DPC4 - High Weald Area of Outstanding Natural Beauty

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)

High Weald AONB Management Plan 2024-2029

West Sussex County Council Parking Standards Guidance (2020)

ASSESSMENT

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

- Principle of Development
- Design and Character
- Impact on neighbouring properties
- Impact on High Weald
- Impact on Parking
- Biodiversity Net Gain

Principle of Development

Policy DP12 of the Mid Sussex District Plan states (in part): *'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 proposal is relatively modest in size and will not be visible from the public domain as it is screened by hedging, with materials to match the existing dwelling. It would therefore maintain the character of the countryside in this location. It is considered that the principle of the proposal would meet the requirements of policy DP12 of the Mid Sussex District Plan and is acceptable.

Design and Character

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."*

The proposed garage/log store would be sited on the eastern side of the driveway leading to Meadowmead. The structure would be positioned in a discreet location and would be largely screened from public views along Balcombe Road by existing boundary hedging. Additional hedging along the rear boundary would further limit visibility of the building within the wider landscape.

In terms of appearance, the garage/log store would be constructed using timber cladding and a slate roof. These materials match those used on the existing dwelling, creating a cohesive relationship between the proposed outbuilding and the host property. The use of natural materials is also considered appropriate within the rural setting, helping the building to assimilate into its countryside surroundings.

Policy WHP2 of the West Hoathly Neighbourhood Plan is concerned with Historic Lanes and states, *'Where appropriate, development proposals should demonstrate that they will preserve the historic and rural character of the Historic Lanes'*

The garage/log store will be located on the driveway to Meadowmead which runs parallel to the highway which is designated a Historic Lane in the West Hoathly Neighbourhood Plan. As the proposed garage/log store will be largely screened from the highway by the hedgerow between the driveway and the highway, it is not considered that it will have a significant impact on the historic and rural character of the Historic Lane.

Given its modest form, sympathetic siting and use of materials that reflect both the host dwelling and local rural character, it is considered that the proposed works would not have a harmful impact on the

character and appearance of the site. The proposal is therefore considered to comply with policy DP26 of the District Plan and Policy WHP2 of the West Hoathly Neighbourhood Plan.

Impact on High Weald

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.

Paragraph 189 of the NPPF 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 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.'

Policy DP16 of the District Plan requires that proposals conserve and enhance natural beauty in the AONB.

The proposed location of the garage/logstore will not impact views into or out of the AONB. Therefore, given the design, form and scale of the proposal in relation to the surrounding area, and that it would be constructed in materials similar to those of the existing dwelling and are appropriate in a rural context, it is considered that that proposal would not have an impact on the AONB and would conserve it.

Impact on neighbouring properties

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);'

The position of the proposed garage/log store ensures that there will be no overlooking to any neighbours. It is therefore not considered to result in any impact in terms of overshadowing, privacy or light to the neighbours. Given its single-storey height, separation distances, and ancillary use, the proposal would not result in overbearing impact or loss of outlook. Due to the domestic scale and nature of the proposed works, it is not anticipated that the development would give rise to any undue impacts in terms of noise, air quality, or light pollution.

Therefore, there will be no significant harm to neighbour amenities and complies with DP26 of the Mid Sussex District Plan.

Impact on Parking

Policy DP21 of the District Plan states (in part) that to meet the objectives of the West Sussex Transport Plan 2011- 2026, decisions on development proposals will take account of whether: *'the scheme provides adequate car parking for the proposed development taking into account the accessibility of the development, the type, mix and use of the development and the availability and opportunities for public transport; and with the relevant Neighbourhood Plan where applicable;'*

West Sussex County Council Parking Standards Guidance (2020) outlines the County Council's approach to parking at new developments to ensure that sufficient parking is provided to meet the needs of the development while maintaining highway network operations, protecting surrounding communities and pursuing opportunities to encourage use of sustainable modes of transport.

There is an external driveway at the existing dwelling, for which no alterations are proposed, which can accommodate 4+ cars. There is also an integral double garage. It has not been confirmed how many bedrooms are at the property, however a previous planning permission (ref: DM/21/1505) granted in 2021 suggests there are 4.

West Sussex County Council September 2020 Parking Standards Guidance, outlines that for a 4+ bedroom dwelling in Parking Behaviour Zone is 2.7 off-street parking spaces. The dwelling has space for 3+ cars. The proposal will create 2 additional spaces and therefore further increase available parking. The proposal therefore is considered to comply with policy DP21 of the District Plan.

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 be appropriate in terms of design, size and scale to the dwellinghouse and locality and would not cause significant harm to the amenities of neighbouring properties. There would not be an impact on parking. The proposal would maintain the character of the countryside in this part of the district and conserve the High Weald National Landscape. Therefore, the proposal complies with policies DP12, DP16, DP21 and DP26 of the Mid Sussex District Plan, policy WHP2 of the West Hoathly Neighbourhood Plan and the relevant provisions of the NPPF. The application therefore accords with the Development Plan and is considered acceptable.

Decision: Permission

Case Officer: Tracie Axford