

Delegated Decision

Sign off Sheet

Ref. No:	DM/24/3132	Case Officer:	Andrew Horrell
Application Type:	Householder Application		
Proposal:	Proposed part first floor and part two storey extension and alterations		
Site:	14 Jefferies, Horsted Keynes, Haywards Heath, West Sussex, RH17 7DR, , ,		
Validation Date	23 Dec 2024	Overall Expiry Date:	24 Jan 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	14 Feb 2025
Target Date:	17 Feb 2025	Recommending Officer Signature:	Andrew Horrell

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	14 Feb 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/24/3132

**14 Jefferies, Horsted Keynes, Haywards Heath, West Sussex, RH17 7DR, ,
Proposed part first floor and part two storey extension and alterations
Mr And Mrs C MacNaughton**

SUMMARY OF REPRESENTATIONS

None received

CONSULTEE COMMENTS

Southern Water: Following on from the Weekly list sent on 3rd January 2025, Southern water has determined the Flow rate for the above site will remain the same/similar as capacity is not an issue and no southern water assets will be affected.
Therefore, Southern water has no objections to this proposal.
Surface water should not involve disposal to a public foul sewer and should be in line with the Hierarchy of H3 of Building Regulations. Drainage and waste disposal: Approved Document H - GOV.UK (www.gov.uk)

Any new connections to the public sewerage system will require a New Sewer Connection application (we sometimes refer to this as a Section 106) to be submitted and approved by Southern Water.

Due to changes in legislation that came in to force on 01 October 2011 regarding the future ownership of sewers it is possible that some previously owned private sewers now deemed to be public could also be crossing the above property which are not shown on the Southern Water records. Therefore, should any other sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and the potential means of access before any further works commence on site.

HORSTED KEYNES PARISH COUNCIL OBSERVATIONS

None received

INTRODUCTION

Planning permission is sought for a part single storey and part two storey side extension.

RELEVANT PLANNING HISTORY

DM/18/1387 - Proposed two storey side extension, single storey rear extension and new front porch.

SITE AND SURROUNDINGS

14 Jefferies is a two-storey semi-detached hipped roofed dwelling. Walls a mix of face brickwork and hanging tiles, upvc doors and windows, existing front porch.

To the south of the site is the rear garden with hedging to the highway (Sugar Lane) beyond, to the north of the site is hedging to the highway (Jefferies) beyond, to the east of the site is the adjoining No.13 and to the west of the site is the driveway to the highway beyond.

The site is within the built-up area of Horsted Keynes and the High Weald Area of Outstanding Natural Beauty.

APPLICATION DETAILS

The 2018 application approved a two-storey side extension which measured some 5.3 metres in width, by 7.1 metres in depth, with an eaves height of 5.6 metres and an overall height of 8.9 metres. The proposal would have formed an enlarged kitchen and dining room at ground floor and two bedrooms at first floor.

The proposed hipped roofed two storey side extension approximately measures some 3.3m in width, 7.05m in depth with an eaves height of 5.6m and an overall height of 8.9m. The proposal will form an enlarged kitchen/dining room on the ground floor and a new bedroom and two en-suites on the first floor.

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, the Sites Allocations 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:

DP16 - High Weald AONB

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.

Horsted Keynes Neighbourhood Plan

The Horsted Keynes Neighbourhood Plan was adopted on 24th May 2023.

Relevant policies:

HK4: Maintaining Local Character and Good Quality design

HK5: Infill Development and Domestic Extensions

HK9: The High Weald Area of Outstanding Natural Beauty

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 stage 1 hearings were concluded on the 31st October 2024. There are unresolved objections to the majority of

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:

DPC4 - High Weald Area of Outstanding Natural Beauty
DPB1 - Character and Design
DPT4 - Parking and Electric Vehicle Charging Infrastructure

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.

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

National Planning Policy Framework (NPPF) (December 2024)

The National Planning Policy Framework (NPPF) 2024 is a material consideration. Paragraphs 8, 11, 131, 135 and 189 are considered to be relevant to this application.

ASSESSMENT

Impact on the High Weald Area Of 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.'

A similar stance is held in Policy HK9 of the Neighbourhood Plan.

The proposal will be viewed in context of the existing dwellinghouse and the built up area boundaries of Horsted Keynes, while also being considered to be of an appropriate design, size and scale and thereby would conserve this part of the Area of Outstanding Natural Beauty. The proposal is therefore considered to comply with policy DP16 of the District Plan and policy HK9 of the Neighbourhood Plan.

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 Horsted Keynes Neighbourhood Plan states under Policy HK4 that:

All development should maintain the distinct local character and demonstrate good quality design. This means recognising the significance of the village setting, responding to it, and integrating with local surroundings and landscape context as well as the existing built environment and in particular:

- o achieving high quality design that respects the scale, bulk and character of existing and surrounding buildings; and*
- o ensuring proposals relate to established plot widths within streets where development is proposed, particularly where they establish a rhythm to the architecture in a street; and*
- o using good quality materials that complement the existing palette of materials used within Horsted Keynes; and*
- o demonstrating where possible innovation to achieve low carbon sustainable design (as per policy HK11); and*
- o adopting the principles of sustainable urban drainage, where applicable (as per policy HK12); and*
- o respecting the natural contours of the site and protecting and sensitively incorporating well-established natural features of the landscape including trees, species-rich hedgerows and ponds within the site; and*
- o providing sufficient external amenity space, refuse and recycling storage and car and bicycle parking to ensure a high quality and well managed streetscape.*

With regards to domestic extensions, the Neighbourhood Plan states under HK5:

Proposals for infill development and domestic extensions within the built-up area boundary will be supported where they comply with the following criteria:

- o the spacing between buildings reflects the character of the street scene (in the case of domestic extensions, the scale, height and form must fit unobtrusively with and be subservient to the existing building); and*
- o existing gaps between buildings which provide important views out of the village to the surrounding countryside (as referenced within paragraph 5.29 above) are retained; and*
- o materials are compatible with materials of existing/surrounding buildings; and*
- o suitable access and on-site parking is provided without detriment to neighbouring properties; and*
- o there is no unacceptable harm to the amenity of adjoining residents in respect of access, noise, privacy, daylight, sunlight and outlook is retained.*

o Preserving and enhancing heritage assets and their wider settings, including conservation areas, listed buildings and areas of archaeological interest (see also policy HK6).

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 relates specifically to side extensions and states:

'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'.

A similar side extension was approved at the property under DM/18/1387. Therefore, the principle for enlargement is established.

The proposed extension is to be constructed of materials to match that of the existing dwellinghouse, which can be secured by a suitable worded condition. The wider street scene is comprised of a mixture of designs, styles and materials of two storey semi-detached dwellings. Signs of extensions and alterations are viable within the street scene. The proposed extension whilst highly visible will maintain the existing hipped roofed design and would use the existing eaves and ridge height. It is therefore considered to be of an appropriate design, size and scale that is both in-keeping with the existing dwellinghouse and that of the wider street scene.

Therefore, in terms of character and design, the proposal complies with policies DP26 of the Mid Sussex District Plan, HK4 and HK5 of the Horsted Keynes Neighbourhood Plan, the Mid Sussex Design Guide SPD and the relevant paragraph of the NPPF.

Parking Provision

As the number of bedrooms is to be increased from 3 to 4 bedrooms and therefore parking standards has to be assessed.

The highways access and parking arrangement will not be altered and is considered acceptable.

The existing driveway can accommodate at least 3 parked cars off the road within the driveway at the front/side of the house.

West Sussex County Council Guidance on Parking sets out the maximum parking standards for residential houses. For a 2.7-bed property in this location in Horsted Keynes spaces should be provided. Coupled with this, the site is within walking distance of the village centre which has alternative forms of transportation (buses) available. Taking into account the above the resulting parking arrangement is considered acceptable and the proposal complies within the above-mentioned part of policy DP21 of the Mid Sussex District Plan and the West Sussex County Council Parking Standards Guidance.

Impact on neighbouring properties

Policy HK5 of the Horsted Keynes Neighbourhood Plan states that proposals should not cause 'unacceptable harm' to adjoining neighbouring amenity whereas policy DP26 of the MSDP 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 HK5 of the Horsted Keynes Neighbourhood 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 application site is on a corner plot with Jefferies to the north (front) and Sugar Lane west and south west (side and rear) elevations, with the proposed extension set to the western (side) of the building back from the attached neighbouring dwellinghouse.

Whilst additional first floor windows are proposed, they would be no more harmful in terms of overlooking and loss of privacy than the existing first floor windows and the expected level of impact within the built-up area.

As such it can be reasonably concluded that the resulting relationship would not cause a significant detrimental impact upon the neighbouring amenities in terms of overlooking, loss of privacy, reduction in sunlight and daylight and a loss of outlook.

The proposal in terms of neighbouring amenities is deemed to comply with DP26 of the Mid Sussex District Plan and HK5 of the Horsted Keynes Neighbourhood 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

The proposal is considered to be of an appropriate design, size and scale that are in keeping with the existing dwelling and will not cause harm to the surrounding area and will preserve the High Weald AONB. The level of harm to neighbouring amenities is not deemed significant.

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. Therefore, the proposal complies with Mid Sussex District Plan policies DP16 and DP26 and policies HK4, HK5 and HK9 of the Horsted Keynes Neighbourhood Plan, the relevant paragraphs of the Mid Sussex Design Guide SPD as well as the relevant provisions of the NPPF. The application therefore accords with the Development Plan and is considered acceptable.

Decision: Permission

Case Officer: Andrew Horrell