

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1116	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Construction of two storey and single storey extension, demolition of existing garage, solar panel installation, construction of proposed garage with office, front elevation window replacement and internal replanning.		
Site:	Orchard House, 3 Hobdens Lane, Ardingly, Haywards Heath, West Sussex, RH17 6SE, ,		
Validation Date	15 Jun 2026	Overall Expiry Date:	24 Aug 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	10 Aug 2026
Target Date:	10 Aug 2026	Recommending Officer Signature:	<i>Catherine Cardin</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	12 Aug 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1116

**Orchard House, 3 Hobdens Lane, Ardingly, Haywards Heath, West Sussex, RH17 6SE,
Construction of two storey and single storey extension, demolition of existing garage, solar
panel installation, construction of proposed garage with office, front elevation window
replacement and internal replanning.**

Mr Peter Cox

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

MSDC Tree Officer

No objection.

PARISH COUNCIL OBSERVATIONS

None received.

INTRODUCTION

The application seeks planning permission for the construction of a part two-storey, part single-storey front extension, the demolition of an existing garage, the construction of a proposed garage with office, the replacement of windows to the front elevation, the installation of solar panels and internal replanning.

RELEVANT PLANNING HISTORY

AR/008/74- Erection of 2 No. detached houses. Permission.

AR/004/75- Erection of 2 detached houses already approved in principle. Permission.

AR/006/80- Two storey extension at side with other internal alterations. Permission.

AR/012/84- 2-storey side extension. Permission.

SITE AND SURROUNDINGS

The application property is a two-storey detached dwelling. The property is characterised by red brick, white fenestration and a plain tile roof. The property benefits from an attached garage and car port to the eastern side of the property.

The property lies within the built-up area boundary of Ardingly and within the High Weald Area of Outstanding Natural Beauty. Neighbouring properties are located to the east and west. The public highway lies to the north.

APPLICATION DETAILS

The proposed single-storey front extension would measure approximately 6.7 metres in width and 2 metres in depth. This would incorporate a pitched roof with a maximum height of approximately 4.1 metres and an eaves height of 2.9 metres. The extension would include a front door with side panels and a window on the front (northeast) elevation and a window on the side (northwest) elevation. The external walls would be finished in facing brickwork to match the existing dwelling.

The proposed two-storey front extension would measure approximately 4.1 metres in width and 2.6 metres in depth. This would incorporate a gabled roof with a ridge height of approximately 7.5 metres

and an eaves height of 5.4 metres. This extension would include a window on the front (northeast) elevation and a window on the side (northwest) elevation. The front elevation would be finished in clay hanging tiles, with concrete tiles to match the existing dwelling.

The proposed garage and office would measure approximately 3.2 metres in width and 12.2 metres in depth. It would incorporate a crown roof with a maximum height of 3.2 metres. The front (north-east) elevation would contain a garage door finished in vertical oak cladding, with tile hanging above. A window would be provided on the rear (southwest) elevation, and a door and window on the side (northwest) elevation. The external walls would be finished in facing brickwork to match the existing dwelling.

The proposal also seeks permission for the installation of sixteen solar panels on the rear (southwest) roof slope and the replacement of the windows on the front elevation.

Finally, the proposed landscaping seeks to widen the existing driveway and install new paving to the front of 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 Ardingly 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

DP26 - Character and Design

DP37 - Trees, Woodland and Hedgerows

Site Allocations DPD

The SADPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

Relevant policies:

No relevant policies

Neighbourhood Plan

The Ardingly Neighbourhood Plan was made on 19 March 2015.

Relevant policies:

Policy ARD5 - Housing 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 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:

DPN4: Trees, Woodland and Hedgerows

DPC4: High Weald Area of Outstanding Natural Beauty

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.

National Planning Policy Framework (NPPF) (December 2024)

Countryside and Rights of Way Act (CRoW) 2000

High Weald AONB Management Plan 2024-2029

ASSESSMENT

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

- Character, Design and Impact on High Weald AONB
- Neighbouring Amenities
- Impact on trees
- Biodiversity Net Gain

Character, Design and Impact on High Weald AONB

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 and policy ARD5 of the Ardingly Neighbourhood Plan.

The site is located within 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.

Paragraph 189 of the NPPF states that *'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 ethos can be found within both policies DP16 of the District Plan, which states, in part that development within the High Weald AONB *'will only be permitted where it conserves or enhances natural beauty and has regard to the High Weald AONB Management Plan, in particular... character and local distinctiveness, settlement pattern, sense of place and setting of the AONB...'*

The proposed two-storey front extension is considered to integrate positively with the existing dwelling, maintaining a balanced and cohesive appearance. It would not appear dominant or visually disruptive within the street scene. Whilst the proposed materials are not found within the immediate street scene, they are reflective of materials evident elsewhere along College Road and are therefore not considered harmful to local character.

The proposed single-storey front extension is of an appropriate scale, form and design, responding positively to the character of the existing dwelling. The incorporation of a pitched roof reflects the character and architectural form of the host property, ensuring that the original building remains the dominant and legible element. Whilst the extension is not set back from the front elevation, its scale and proportions ensure that it reads as a subservient addition to the host dwelling.

The replacement garage and office would remain visually subordinate to the host dwelling and would not appear incongruous within the street scene. Whilst larger than the existing garage, its scale, siting and domestic design ensure that it would not appear incongruous within the street scene.

The replacement and altered fenestration would provide a more coherent and balanced principal elevation and would not harm the appearance of the dwelling or wider street scene.

The incorporation of solar panels represents a sustainable design measure which would improve the energy performance of the dwelling without causing unacceptable visual harm.

The proposal includes alterations to the front curtilage, including a widened driveway and associated landscaping works. The majority of existing trees would be retained and sufficient soft landscaping would remain to preserve the verdant character of the site. The landscaping proposals would not result in harm to the character and appearance of the site or surrounding area.

The proposal is considered sympathetic to the host dwelling in terms of scale, form, design and materials. The development would remain subordinate to the original dwelling and would not appear visually intrusive within the street scene. Given the domestic scale of the works and their location within an established residential curtilage, the proposal would conserve the character and appearance of the area and the natural beauty of the High Weald AONB. Accordingly, the proposal complies with Policies DP16 and DP26 of the Mid Sussex District Plan, Policy ARD5 of the Ardingly Neighbourhood Plan and the guidance contained within the Mid Sussex Design Guide SPD.

Neighbouring Amenities

In terms of impact on neighbouring amenities, Policy DP26 of the District Plan states proposals 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'.*

To the southeast of the application site lies 2 Hobdens Lane. The proposed garage and office is limited to a single storey in height and remains significantly subordinate to both the host dwelling and the neighbouring property. Given its modest scale and height, the development would not give rise to a significant loss of light or outlook to neighbouring occupiers. As no windows are proposed on the side (southeastern) elevation, it is not considered that the proposal would result in significant harm to the privacy of this neighbouring property.

To the northwest of the application site lies 4 Hobdens Lane. Given that the development would have a separation distance of approximately 24 metres from this neighbour and having regard to the scale and positioning of the proposed extensions, it is not considered that the development would result in significant harm to their residential amenities.

Due to the domestic nature of the proposed development, it is considered that there would not be a harmful impact in terms of noise, air and light pollution.

The proposal is therefore considered to comply with Policy DP26 of the District Plan, and the relevant principles of the Mid Sussex Design Guide SPD.

Impact on trees

Policy DP37 of the District Plan states in part that the *'District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected.'*

There are a number of trees within the proximity of the development site. The MSDC Tree Officer was consulted on the application and has provided a response. No objection has been raised to the proposal. The proposal is therefore considered to comply with the relevant criteria of policy DP37 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

The proposal is considered to be acceptable in terms of design, size and scale to the dwellinghouse and locality, and would not cause unacceptable harm to the amenities of neighbouring occupiers. Furthermore, having regard to its domestic scale, sympathetic design and use of materials to match the existing dwelling, the proposal would conserve the landscape character, scenic beauty and natural beauty of the High Weald AONB and would not harm its special qualities.

In conclusion, the proposal would accord with the requirements of policies DP16, DP26 and DP37 of the Mid Sussex District Plan, Policy ARD5 of the Ardingly Neighbourhood Plan and the guidance contained within the Mid Sussex Design Guide SPD. The application is therefore recommended for approval.

Decision: Permission

Case Officer: Catherine Cardin