

Delegated Decision

Sign off Sheet

Ref. No:	DM/24/2661	Case Officer:	Andrew Horrell
Application Type:	Householder Application		
Proposal:	Proposed two storey rear extension with white pebble dash render.		
Site:	The White Cottage, The Green, Slaugham, Haywards Heath, West Sussex, RH17 6AQ, ,		
Validation Date	7 Feb 2025	Overall Expiry Date:	16 May 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	27 May 2025
Target Date:	4 Apr 2025	Recommending Officer Signature:	Andrew Horrell

Date Legal Agreement Completed: (if applicable)		No of Representations:	3
--	--	-------------------------------	---

Signed and Agreed By:	Stephen Ashdown	Date:	28 May 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/24/2661

**The White Cottage, The Green, Slaugham, Haywards Heath, West Sussex, RH17 6AQ,
Proposed two storey rear extension with white pebble dash render.
Mr And Mrs P Castell**

SUMMARY OF REPRESENTATIONS

Three letters of support have been received from neighbours in The Green

SUMMARY OF CONSULTEES

Mid Sussex Tree Officer:

I have reviewed the Tree Report, Arboricultural Method Statement and Tree Protection Plan for this application and have no objection.

Please do condition these documents.

Mid Sussex Conservation Officer:

To the original plans: The proposed replacement two storey extension is fairly substantial. It is at the full height of the ridge to the roof of the existing building, and shown extending back flush with the existing side elevation. It will be visible in views looking towards the rear of the property from positions further south along the road, looking across the deep front garden of Foyles. It will at least partially block existing glimpsed views of the rear of Bosworths Cottages in these views. White Cottage also sits in a constrained plot, and there will be concerns therefore that any significant increase in the footprint of the building will further reduce the already limited garden space around the building, bearing in mind the importance of gardens and green spaces to the rural village character of the Conservation Area.

For these reasons, although I do not think that a two storey addition to the rear of the building is necessarily contentious in principle, I have some concerns regarding the scale of the existing proposal, both in terms of its relationship with the existing house, and its impact on the wider area including the settings of the adjacent listed buildings. I would recommend that the height and footprint of the addition are reconsidered, to set the roof height down from that of the main roof to the building- ideally the eaves height would also drop down somewhat, to reduce the depth of the addition, and to set the proposed southern side elevation in from the line of the existing side elevation to the house by a good margin, to create an appropriate stepping in. I would also recommend that the facing material at first floor is amended from render to weatherboarding, to further differentiate the extension from the existing side elevation whilst remaining sympathetic to the overall palette of materials to the existing building.

This is to ensure that the proposal preserves the character and appearance of the building and the wider Conservation Area, and the settings of the adjacent listed buildings, meeting the requirements of District Plan Policies DP34 and DP35 and the relevant paragraphs of the NPPF.

To the amended application the Conservation Officer stated:

The proposed rear extension has been amended to reduce the height of the roof ridge and amend the roof form to introduce a hip to the rear, to set down the height of the eaves, to reduce the footprint so that the side elevation steps in from rear corner of the building, and to amend the cladding at first floor to timber rather than rough cast. Although the extension remains substantial, in my opinion with these amendments it is now on balance acceptable in terms of its relationship with the host building, and the resulting impact on the character and appearance of the Conservation Area and the settings of the adjacent listed buildings.

This meets the requirements of District Plan Policies DP34 and DP35 and the relevant paragraphs of the NPPF.

PARISH COUNCIL OBSERVATIONS

To the original application: Object. The property sits within the Slaugham conservation area. The heritage statement makes no reference to its location or the proximity of other listed properties/neighbours. The external render proposed for the extension also appears to introduce a fourth element of façade finish, namely white pebbledash render.

The existing finishes (From the drawings) are timber cladding, brickwork and white painted brickwork.

To the amended application: no objection

INTRODUCTION

Planning permission is sought for a two storey rear extension.

RELEVANT PLANNING HISTORY

02/01878/FUL - Small ground floor addition with cat slide and dormer to form room over. (approved)

14/00006/FUL - Two Storey Rear Extension and Alterations. (approved)

DM/16/5485 - Two Storey Rear Extension and Alterations. (approved)

DM/19/4408 - Two Storey Rear Extension and Alterations. (approved)

DM/22/3723 - Proposed two storey rear extension and alterations. (approved)

SITE AND SURROUNDINGS

The White Cottage is a detached two storey dwellinghouse set on the eastern side of The Green, Slaugham. The application site borders the grade II Listed Building, 3 Bosworths Cottage on the north eastern (side and rear) elevations. With the Grade II Listed Building Foyles to the southern and eastern (side and rear) elevations.

The application site is designated within the Mid Sussex District Plan as being within the Conservation Area, High Weald Area of Outstanding Natural Beauty, Countryside and within the setting of two Grade II Listed Buildings.

APPLICATION DETAILS

The existing single storey extension to be replaced measures some 2.4m in depth, 5.5 metres in width with a height of some 2.9 metres.

The previously approved rear extension measured a maximum of 2.4 metres in depth, by 4.6 metres in width, with an eaves height of 2.8 metres and an overall height of 6.5 metres. A dormer window was approved to the southeastern roof slope which measured some 3.1 metres in width, by 3.3 metres in height with a depth of 2.2 metres.

The proposed two storey rear extension approximately measures 3.65m in depth, 4.8m in width with a height to eaves of 4m and an overall height of 6.4m. This will serve a dining/breakfast room on the ground floor and bedroom 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, Site Allocation Development Plan Document (DPD) and the Slaugham 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:

Policy DP12: Protection and Enhancement of Countryside
Policy DP16: High Weald Area of Outstanding Natural Beauty
Policy DP21: Transport
Policy DP26: Character and Design
Policy DP34: Listed Building
Policy DP35: Conservation Areas
Policy 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.

There are no relevant policies.

Slaugham Neighbourhood Plan

Slaugham Parish Council Neighbourhood Plan Made September 2019. The relevant policies are considered to be:

Policy 1: Protecting the Area of Outstanding Natural Beauty
Policy 4: Conservation Areas

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:

DPN4 - Trees, Woodland and Hedgerows
DPC1 - Protection and Enhancement of the Countryside
DPC4 - High Weald Area of Outstanding Natural Beauty
DPB1 - Character and Design
DPB2 - Listed Buildings and Other Heritage Assets
DPB3- Conservation Areas
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.

Planning (Listed Building and Conservation Areas) Act 1990

Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states 'In considering whether to grant planning permission (or permission in principle) for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states '*In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of conservation preserving or enhancing the character or appearance of that area*'.

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 also a material consideration and paragraphs 8, 11, 131, 135, 189 and 207 - 215 are considered to be relevant to this application.

ASSESSMENT

Impact on the Countryside

Policy DP12 of the District Plan is relevant to development in rural areas and 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:

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

Given the domestic nature of the proposal, it is therefore considered to protect the intrinsic character and beauty of the countryside.

Impact on High Weald AONB

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 conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks.'

A similar stance is held in Policy 1 of the Neighbourhood Plan.

Given the domestic nature of the proposal, it is deemed to conserve the natural beauty of the High Weald AONB.

Design and Character

Policy DP26 of the District Plan, Character and Design 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'*

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 DG51 specifically relates to rear extensions and states that:

'rear extensions which are not visible from the street and do not negatively impact on neighbouring properties can be expressed in many forms, including by adopting a contemporary architectural approach. With reference to DG49, they should nevertheless have consideration for the character of the existing building and the relationship of the extension with the side boundaries and adjacent buildings and gardens'.

The principle for two storey (or part two storey) rear enlargements is agreed given the previous approvals at the site (02/01878/FUL, 14/00006/FUL, DM/16/5485, DM/19/4408 and DM/22/3723).

The rear extension is subservient to the existing dwelling with the proposed materials matching the existing dwelling. Whilst it will be visible from the south-west, it would be seen in character with the existing dwelling.

Therefore, the proposal is deemed to comply with DP26 of the Mid Sussex District Plan, principles DG49 and DG51 of the Mid Sussex Design Guide and the relevant paragraphs of the NPPF.

Impact on setting of neighbouring Listed Buildings and the Slaugham Conservation Area

The application site has the grade II listed The Foyles to the south-east and No.3 Bosworth Cottages to the north-east.

Policy DP34 of the Mid Sussex District Plan in part states:

'Development will be required to protect listed buildings and their settings. This will be achieved by ensuring that:

- *A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal;*
- *Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric. Proposals for the conversion or change of use of a listed building retain its significance and character whilst ensuring that the building remains in a viable use;*
- *Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;*
- *Satellite antennae, solar panels or other renewable energy installations are not sited in a prominent location, and where possible within the curtilage rather than on the building itself;*
- *Special regard is given to protecting the setting of a listed building;*
- *Where the historic fabric of a building may be affected by alterations or other proposals, the applicant is expected to fund the recording or exploratory opening up of historic fabric.'*

Furthermore, the application site is within the Slaugham conservation area.

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:

- *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;*
- *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;*
- *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;*
- *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;*
- *Activities such as markets, crafts or other activities which contribute to the special character and appearance of the conservation area are supported;*
- *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.'

Paragraphs 207, 212 - 215 of the NPPF are deemed most relevant and state:

'207. In determining planning applications, local planning authorities should take account of:

- o the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- o the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- o the desirability of new development making a positive contribution to local character and distinctiveness.*

212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be).

This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

213. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

214. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
- c) and conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

A similar ethos is found within Policy 4 of the Slaugham Neighbourhood Plan.

The Conservation Officer has commented on the proposal and it to be acceptable in terms of impacting on the setting of the adjacent listed buildings and the conservation area.

The planning officer has no reason to disagree, and hereby the proposal is deemed to comply with policies DP34 and DP35 of the Mid Sussex District Plan, Policy 4 of the Slaugham Neighbourhood Plan and the relevant paragraphs of the NPPF.

Impact on Neighbouring Amenities

Policy DP26 of the Mid Sussex District Plan 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 found within Principles DG45, 46 47 and 48 of the Mid Sussex Design Guide.

Due to the location of the proposal, existing boundary treatment, while also being set back from the neighbouring dwellings it is not considered to have a significant detrimental impact in terms of reduction in sunlight and daylight and a reduction in outlook.

In terms of overlooking and loss of privacy, the proposal will be putting in a new first floor side window facing the south-west, the fact it will be looking towards neighbouring Foyles at an oblique angle, it would not be significantly harmful given there is already first floor windows at the rear projection. Therefore, the proposal is not deemed to cause a significant detrimental impact and therefore complies with the above mentioned policy.

Parking Standards

With the creation of an additional bedrooms, parking standards have to be assessed. As proposed the dwelling would have bedrooms, West Sussex County Council August 2019 Parking Standards Guidance outlines that for a 3-bedroom dwelling in this location that 2.2 parking spaces has to be provided.

It is noted that there will be a shortfall of off-street parking, as there is none at the property, this shortfall already exists for a two-bedroom property which requires 1.7 parking spaces.

The creation of an additional bedroom within a dormer has been accepted under previous planning applications at the site.

Therefore, the proposed is deemed to comply with policy DP21 of the Mid Sussex District Plan, Policy S4 of the Burgess Hill Neighbourhood Plan and the WSCC Parking Standards Guidance.

Impact on Trees

DP37 of the Mid Sussex District Plan states:

'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.

Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted.

Proposals for new trees, woodland and hedgerows should be of suitable species, usually native, and where required for visual, noise or light screening purposes, trees, woodland and hedgerows should be of a size and species that will achieve this purpose.

Trees, woodland and hedgerows will be protected and enhanced by ensuring development:

- o incorporates existing important trees, woodland and hedgerows into the design of new development and its landscape scheme; and*
- o prevents damage to root systems and takes account of expected future growth; and*
- o where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management; and*
- o has appropriate protection measures throughout the development process; and*
- o takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change; and*
- o does not sever ecological corridors created by these assets.*

Proposals for works to trees will be considered taking into account:

- o the condition and health of the trees; and*

o the contribution of the trees to the character and visual amenity of the local area; and
o the amenity and nature conservation value of the trees; and
o the extent and impact of the works; and
o any replanting proposals.

The felling of protected trees will only be permitted if there is no appropriate alternative. Where a protected tree or group of trees is felled, a replacement tree or group of trees, on a minimum of a 1:1 basis and of an appropriate size and type, will normally be required. The replanting should take place as close to the felled tree or trees as possible having regard to the proximity of adjacent properties.

Development should be positioned as far as possible from ancient woodland with a minimum buffer of 15 metres maintained between ancient woodland and the development boundary'.

The Mid Sussex Tree Officer has been consulted on the application and stated that no objection is given to the proposal subject to condition.

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 would not be harmful to the setting of the adjacent listed buildinga, the Slaugham Conservation Area, is in keeping with rural location and would be in character with the area and the dwelling and not be harmful to neighbouring amenities, parking provision acceptable and trees will be protected.

The proposal therefore complies with DP12, DP21, DP26, DP34, DP35 and DP37 of the Mid Sussex District Plan, Policies 1 and 4 of the Slaugham Neighbourhood Plan, Mid Sussex Design Guide SPD and the relevant paragraphs of the NPPF. The application is therefore considered acceptable.

Decision: Permission

Case Officer: Andrew Horrell