

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0700	Case Officer:	Caroline Grist
Application Type:	Householder Application		
Proposal:	Proposed single storey garage		
Site:	The Glass House, Whitemans Green, Cuckfield, Haywards Heath, West Sussex, RH17 5HX, ,		
Validation Date	17 Mar 2025	Overall Expiry Date:	12 Jun 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	16 Jun 2025
Target Date:	12 May 2025	Recommending Officer Signature:	<i>Caroline Grist</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	17 Jun 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0700

**The Glass House, Whitemans Green, Cuckfield, Haywards Heath, West Sussex, RH17 5HX,
Proposed single storey garage
Mr Marcus Broome**

SUMMARY OF REPRESENTATIONS

No representations have been received in response to this application.

SUMMARY OF CONSULTEES

Southern Water

Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue and no Southern Water assets will be affected. Therefore, Southern Water has no objections to this proposal.

Tree Officer

I have reviewed the Arboricultural Impact Assessment (AIA), Arboricultural Method Statement (AMS), the Tree Constraints Plan (TCP), and the Tree Protection Plan (TPP).

I note the loss of 6 category C trees, which would not be a constraint to development and further, that the Applicant has planted many trees already and so will look to replace some which will be lost.

I am satisfied that should the AMS be followed, then the retained trees will be adequately protected and unharmed, as a result of the proposal.

I have no objection, but please do condition adherence to the AMS and TPP.

PARISH COUNCIL OBSERVATIONS

No objection.

INTRODUCTION

Planning permission is sought for a single storey garage.

RELEVANT PLANNING HISTORY

CU/053/96 - Conversion of two redundant study blocks to two separate residential units. Permission.

07/01977/FUL - Removal of garden storage shed and tennis courts and the proposed erection of an open storage shed and lean-to greenhouse. Permission.

DM/23/3219 - Proposed new oak framed garage/workshop and home office. Withdrawn.

SITE AND SURROUNDINGS

The Glass House is a south facing, single storey, detached dwelling. It is predominantly glazed, with a brick base, and has pan tile roof.

The site is located outside of the built up area of Cuckfield and is therefore within the countryside. It also lies within the High Weald Area of Outstanding Natural Beauty. Neighbouring dwellings are situated to the south, east and west, whilst fields are to the north. The access is to the south of the site, which connects to the public highway (Whitemans Green).

APPLICATION DETAILS

Planning permission is sought to construct a single storey side extension, which is to be used as a garage. The addition is to be set back from the front elevation by some 7.9 metres, have a depth of some 15.0 metres and width of 7.0 metres. A pitched roof is proposed that would measure approximately 3.0 metres to the eaves and 5.2 metres to the ridge.

It is proposed to use materials of a similar appearance to those of the host 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, the Cuckfield Neighbourhood Plan and Site Allocations Development Plan Document.

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 the Countryside

DP16 - High Weald Area of Outstanding Natural Beauty

DP26 - Character and Design

DP37 - Trees, Woodland and Hedgerows

Site Allocations Development Plan Document

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

There are no relevant policies.

Cuckfield Neighbourhood Plan

The Cuckfield Neighbourhood Plan was made on 1st October 2014.

Relevant policies:

CNP1 - Design of New Development and Conservation

CNP 5 - Protect and Enhance the Countryside

CNP10 - Building Extensions Within and Outside the Built Up Area Boundary

Other Legislation

Countryside and Rights of Way Act (CROW) 2000

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 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:

DPS2 - Sustainable Design and Construction

DPS6 - Health and Wellbeing

DPC1 - Protection and Enhancement of the Countryside

DPC4 - High Weald Area of Outstanding Natural Beauty

DPN4 - Trees, Woodland and Hedgerows

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.

High Weald AONB Management Plan 2024 - 2029

National Planning Policy Framework (NPPF) (December 2024)

ASSESSMENT

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.

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.'

Policy DP16 of the Mid Sussex District Plan relates to the AONB and states that:

'Development within the High Weald Area of Outstanding Natural Beauty (AONB), as shown on the Policies Maps, will only be permitted where it conserves or enhances natural beauty and has regard to the High Weald AONB Management Plan, in particular:

- o the identified landscape features or components of natural beauty and to their setting;*

- o *the traditional interaction of people with nature, and appropriate land management;*
- o *character and local distinctiveness, settlement pattern, sense of place and setting of the AONB;*
- and
- o *the conservation of wildlife and cultural heritage'.*

This is reflected in the High Weald Management Plan and policy CNP5 of the Cuckfield Neighbourhood Plan.

The application site is located in an existing pocket of residential development located to the north of Whitemans Green. It is proposed to extend an existing dwelling and, as such, the proposal would not form an isolated development within the wider landscape. The proposal would not have any adverse impact on the landscape quality of the AONB due to it being viewed in context with existing built form of the dwelling. As such the proposal would comply with the requirements of policy DP16 of the District Plan, policy CNP5 of the Neighbourhood Plan, The High Weald Management Plan and paragraph 189 of the NPPF.

Design and impact to neighbouring amenity

The proposed development is located within the countryside, therefore policy DP12 of the District Plan is relevant. The principal aim of Policy DP12 of the District Plan states the

'countryside will be protected in recognition of its intrinsic character and beauty.'

Policy CNP5 of the Cuckfield Neighbourhood Plan reflects this ethos.

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:

- o *is of high quality design and layout and includes appropriate landscaping and greenspace;*
- o *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;*
- o *creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- o *protects open spaces, trees and gardens that contribute to the character of the area;*
- o *protects valued townscapes and the separate identity and character of towns and villages;*
- o *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);*
- o *creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- o *incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- o *positively addresses sustainability considerations in the layout and the building design;*
- o *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;*
- o *optimises the potential of the site to accommodate development'.*

The ethos of this policy is echoed in policy CNP1 of Cuckfield Neighbourhood Plan. Cuckfield Neighbourhood Plan policy CNP10 relates to building extensions:

'Building extension will be permitted where it meets the following criteria:

- a) *The scale, height and form fit unobtrusively with the existing building and the character of the street scene.*

- b) *Spacing between buildings would respect the character of the street scene.*
- c) *Gaps which provide views out of the village to surrounding countryside are maintained.*
- d) *Materials are compatible with the materials of the existing building.*
- e) *The traditional boundary treatment of an area is retained and, where feasible, reinforced and*
- f) *The privacy, daylight, sunlight and outlook of adjoining residents are safeguarded'.*

The Mid Sussex Design Guide SPD also provides advice for extensions to dwellings. Principle DG49 states that:

'Extensions should respond to the design of the original dwelling and applicants will be expected to demonstrate how local character has informed the design proposal. Extensions should also normally be designed to be well-integrated with the existing scale, form and massing allowing the original building to remain the dominant element of the property whether it has one or several additions'.

Principle DG50 relates to side extensions and states that these types of additions 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. They 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 application site is situated in a small group of houses to the north of Whitemans Green, within the countryside. These houses vary in design but generally are of traditional forms and materials.

Planning permission is sought to construct a single storey side extension that is to be used as a garage. Whilst a sizable addition, it essentially spans the length of the dwelling and has been designed so that it is set well back from the front elevation. The roof pitch and eaves level are to match the host dwelling and the reduced ridge height provides a level of subordination. The use of materials to match would allow for a consistent finish.

As noted there is some variation in surrounding properties, however as the addition would respond appropriately to the host dwelling it would not appear incongruous within the area. Furthermore, given the single storey nature of the extension, it is considered that it would not result in the enclosing of any important spacing. The proposal is therefore considered to maintain the character of the streetscene and the countryside.

In terms of the impact to amenity, given the extension would be set away from neighbouring properties and its single storey nature, it is considered that it would not give rise to a loss of light or outlook. No windows are proposed that would result in any direct overlooking. Given the domestic nature of the proposed development, there would not be a significant impact in terms of noise, air or light pollution to neighbouring properties.

Impact to trees

Policy DP37 of the Mid Sussex District Plan relates to trees and states in part:

'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'.*

Due to the proximity of the proposed extension in relation to surrounding trees, additional information has been submitted on this matter during the course of the application. These trees are not protected by a Tree Preservation Order or by virtue of being within a Conservation Area.

The submitted Arboricultural Impact Assessment, Arboricultural Method Statement, Tree Constraints Plan and Tree Protection Plan have been reviewed by the Tree Officer. Whilst it is noted that six trees are to be lost as a result of the proposal, they are listed as category C. The Tree Officer is satisfied that the remaining trees will be adequately protected and unharmed. As such no objection has been raised to the proposal, subject to the inclusion of a condition to ensure that the protection measures are followed. Given the number of trees, including two identified as category B, it is considered reasonable and necessary for this condition to be imposed to ensure compliance with policy DP37 of the Mid Sussex 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 would accord with the requirements of policies DP12, DP16, DP26 and DP37 of the Mid Sussex District Plan and policies CNP1, CNP5 and CNP10 of the Cuckfield Neighbourhood Plan. The proposed development is therefore considered acceptable.

Decision: Permission

Case Officer: Caroline Grist