

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0699	Case Officer:	Deborah Lynn
Application Type:	Householder Application		
Proposal:	First floor rear extension to access loft room over lounge, new front window with hipped roof above, lean-to shed to side of house, new detached garage replacing existing.		
Site:	Colwood Cottage, Spronketts Lane, Bolney, Haywards Heath, West Sussex, RH17 5SA, ,		
Validation Date	18 Mar 2026	Overall Expiry Date:	10 Apr 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	7 May 2026
Target Date:	13 May 2026	Recommending Officer Signature:	Deborah Lynn

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
--	--	-------------------------------	---

Signed and Agreed By:	Steven King	Date:	8 May 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0699

**Colwood Cottage, Spronketts Lane, Bolney, Haywards Heath, West Sussex, RH17 5SA,
First floor rear extension to access loft room over lounge, new front window with hipped roof
above, lean-to shed to side of house, new detached garage replacing existing.
Jonathan Lunt**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Not applicable.

BOLNEY PARISH COUNCIL OBSERVATIONS

No objection.

INTRODUCTION

This application seeks planning permission for a first floor rear extension to access loft room over lounge, a new front window with hipped roof above, lean-to shed to side of house and new detached garage replacing existing.

RELEVANT PLANNING HISTORY

There are no previous applications deemed relevant.

SITE AND SURROUNDINGS

Colwood Cottage is a semi-detached dwellinghouse, located within a group of properties, including Colwood Manor, that lie to the east of Spronketts Lane in Bolney. The dwellinghouse is attached to Colwood Farmhouse which lies to the east and is accessed via a private drive that serves several of the properties. The driveway adjoins the property to the west, with a separate garden area located beyond. A detached prefabricated single garage with parking space to the front is located within the separate garden area.

In terms of planning policy, the property lies within the countryside.

APPLICATION DETAILS

Proposed plans show that a large dormer window with a crown roof is proposed to a north facing roofslope located to the rear (east) of the dwellinghouse. This is shown to measure approximately 2.9 metres high by a maximum of 3.6 metres deep and will be finished with tile hanging. The extension will enlarge an existing first floor bedroom located to the rear of the dwellinghouse.

A new attached shed is proposed to the northern flank wall of the dwellinghouse, replacing an existing detached shed. The proposed shed extension will have an irregular plan form and will measure approximately 3 metres wide to the front eastern elevation and 4 metres wide to the rear western elevation. The extension will measure 4.15 metres deep by 3.3 metres high with a mono-pitched roof with eaves overhang to the front. The attached shed will be finished with timber shiplap cladding with a slate roof proposed.

A new dormer window is proposed at first floor level to the front eastern elevation of the cottage. This will be located within the eaves of the existing roof and will project approximately 1.55 metres above the eaves of the roof with a cottage style hipped roof that measures approximately 1.7 metres wide.

The existing prefabricated garage within the garden to the west of the dwellinghouse is proposed to be demolished and replaced with a new larger garage that will be sited in the southwestern corner of the garden, to the rear of the former garage. This is shown to measure 7.55 metres deep by 3.2 metres

wide and 3.7 metres high with a gable pitched roof with eaves overhang to the front. The walls of the garage will be finished with Larch cladding with a slate roof proposed. The new garage will provide a longer block paved driveway to the front which is also proposed to be widened.

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 Bolney 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

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.

Bolney Neighbourhood Plan

The Neighbourhood Plan was made on the 21st September 2016.

Relevant policies:

BOLE2 protect and enhance the countryside

BOLD1 design of new development and conservation

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 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:

DPS2 sustainable design and construction

DPS6 health and wellbeing

DPC1 protection and enhancement of the countryside

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)

ASSESSMENT

The main issues deemed relevant to the consideration of this application are:

- Design and impact on character of area
- Impact on neighbouring amenities
- Parking provision.

Design and impact on character of area

As the site lies within the countryside, NPPF paragraph 187 is relevant, stating in part that planning policies and decisions should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside.

This stance is reflected under policy DP12 of the District Plan which states that development proposals will be permitted in the countryside provided they maintain or where possible enhance the quality of the rural and landscape character of the District. Neighbourhood Plan policy BOLE2 states in part that development must demonstrate that it does not have an unacceptable impact on the landscape.

Policy DP26 of the District Plan relates to character and design and requires all proposals, including alterations and extensions, 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. BOLD1 of the Neighbourhood Plan requires proposals to be designed to a high quality to reflect Bolney's rural nature and respond to the heritage and distinctive character, having regard to the height, scale, spacing, layout, orientation, design and materials of buildings amongst other criteria.

The Council's Design Guide SPD is also a material planning consideration with design principles DG49 and DG52 deemed relevant to this application.

Principle DG49 relates to general principles for extensions and recommends that *'extensions should typically use simple, uncomplicated building forms to complement 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.'*

DG52 relates to loft conversions and roof extensions and advises in part that *'roof extensions and dormer windows that alter the existing ridge of the roof or significantly alter the roof profile of a building will not normally be acceptable, particularly on the front roof slope, and where there is a strong established roofline.'* Section 6.3.5 to 6.3.7 of the Design Guide also relates to dormer windows and encourages visually subordinate dormer windows that are positioned well below the ridge line and well above the eaves line of a roof.

The proposed first floor dormer window to the front elevation of the cottage reflects the scale, form and design of the existing dormer windows and is considered sympathetic to the character of the dwellinghouse.

The proposed first floor dormer extension to the rear northern roof slope is considered less sympathetic, appearing large and bulky in comparison. This element of the proposal is not considered to comply with the Council's Design Guide. Despite this, the extension will be discreetly sited to the rear of the dwellinghouse and well set back from the northern boundary of the property. Whilst it will be visible in views from the driveway at the neighbouring property at Colwood Farmhouse, it will remain largely obscured in views of the property from further afield, including the public right of way that runs further to the north. The dormer extension will also be clad with tile hanging to match the existing roof slope, helping the extension to blend in with the existing dwellinghouse. With this in mind, it is not considered

that the dormer window would have a harmful effect on the appearance and character of the area, with the wider landscape and rural character of the District maintained.

The proposed replacement shed and detached garage are considered appropriate in terms of design, form and scale to the existing dwellinghouse and will be clad with timber weatherboarding with slate roofs, which are considered sympathetic to the rural character of the area.

Overall, the proposed additions are considered acceptable in that they are not considered to detract from the appearance and character of the area and will maintain the rural and landscape character of the District.

The proposal therefore accords with policies DP12 and DP26 of the Mid Sussex District Plan and policies BOLE2 and BOLD 1 of the Bolney Neighbourhood Plan.

Impact on amenity

Policy DP26 of the District Plan refers to amenity and states that development 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'*.

BOLD1 of the Neighbourhood Plan states in part that new development should 'not result in unacceptable levels of light, noise, air or water pollution'.

The proposed extensions and detached garage are deemed acceptable in that they should not cause significant harm to neighbouring amenities in terms of affecting light levels, outlook or privacy. Nor should the proposal result in acceptable levels of light, noise, air or water pollution.

The proposal therefore accords with relevant policies.

Parking provision

Policy DP21 of the District Plan relates to Transport and states in part that development proposals should provide 'adequate car parking for the 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.'

The proposed development would provide an enlarged garage space which can accommodate a modern sized car and will provide an enlarged driveway to the front of the garage that can accommodate 2 cars, providing a total of 3 parking spaces.

The West Sussex County Council Car Parking Demand Calculator recommends that a 4 bed dwelling in this location has 3 off road parking spaces.

The proposal will therefore provide sufficient parking provision for the property.

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 proposed extensions and replacement garage are deemed acceptable in that they should not detract from the character and appearance of the area and will maintain the rural and landscape character of the District. Neighbouring amenities should not be significantly impacted by the proposal and sufficient parking will be provided. The proposal therefore accords with policies DP12, DP21 and DP26 of the Mid Sussex District Plan and policies BOLE2 and BOLD1 of the Bolney Neighbourhood Plan.

Decision: Permission

Case Officer: Deborah Lynn