

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0212	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Erection of an oak framed garage and removal of existing shed.		
Site:	Old Selsfield, Selsfield Road, Turners Hill, Crawley, West Sussex, RH10 4PP, ,		
Validation Date	28 Jan 2026	Overall Expiry Date:	11 May 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	20 May 2026
Target Date:	25 Mar 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>Steven King</i>	Date:	20 May 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0212

**Old Selsfield, Selsfield Road, Turners Hill, Crawley, West Sussex, RH10 4PP,
Erection of an oak framed garage and removal of existing shed.**

Mr J Walker

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

MSDC Tree Officer

No objection.

PARISH COUNCIL OBSERVATIONS

The Parish Council has no objections.

INTRODUCTION

Planning permission is sought to remove an existing shed and construct an oak framed garage.

RELEVANT PLANNING HISTORY

13/02184/FUL- Rear extension and front porch enlargement. Permission.

13/04035/FUL- Single and double storey extension at rear, with enlarged and relocated entrance porch. Rooms in roof with velux windows. Permission.

DM/16/0828- Retrospective application for: relocation of front porch, additional new windows, installing solar panels, rebuilding boiler. Permission.

SITE AND SURROUNDINGS

Old Selsfield is a detached two storey dwelling. The property is characterised by red brick, cream render and timber to the first floor, white timber fenestration and a plain tile roof. The property benefits from wrap around gardens and a driveway. The site contains several outbuildings, including a barn to the north of the host dwelling.

The application site is located outside the built-up area boundary of West Hoathly. Neighbouring properties are located to the east and north. Highway is located to the south.

APPLICATION DETAILS

The proposal seeks to remove an existing shed and construct an oak framed garage.

The proposed oak framed garage would be sited to the east of the host dwelling. The garage would measure some 12.6 metres in width and some 5.89 metres in depth. This would have a hipped roof, with a height to the ridge of some 5.2 metres and a height to the eaves of some 2.6 metres. This would be finished in oak timber weatherboarding, a tiled roof and would have brick plinths.

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 West Hoathly 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 the Countryside
DP16 - High Weald Area of Outstanding Natural Beauty
DP26 - Character and Design
DP37 - Trees, Woodlands 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.

No relevant policies

Neighbourhood Plan

West Hoathly Neighbourhood Plan was made in 2015.

There are no relevant policies.

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
DPB1 - Character and Design
DPC4 - High Weald Area of Outstanding Natural Beauty
DPN4 - Trees, Woodlands and Hedgerows

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

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

- Impact on character and appearance of the area
- Impact on the High Weald AONB
- Neighbouring amenities
- Impact on trees
- Biodiversity Net Gain

Impact on character and appearance of the area

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.

The proposed development, comprising a detached oak framed garage, is considered to be of an appropriate scale, form and design that responds positively to the host dwelling. Whilst the proposed garage would be larger in scale and massing than the existing shed, it would remain a single storey, ancillary structure that is clearly subordinate to the main dwelling. The building would not appear as a disproportionate addition within the curtilage and would maintain the visual dominance of the main dwelling.

As such, the increase in scale and massing is not considered to result in an overbearing or visually dominant form. The proposed roof form and pitch are considered to respond appropriately to the architectural character of the host dwelling and would contribute to a cohesive appearance. The use of clay roof tiles and timber weatherboarding is also considered to be sympathetic to the existing property and its rural context.

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 the 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.

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 DP12 in the District Plan seeks to protect the character of the countryside and states that development will be permitted where it maintains or where possible enhances the quality of the rural and landscape character of the District and is supported by a specific policy reference in the District Plan, Neighbourhood Plan or Development Plan Document. In this case policy DP26 is the relevant policy that supports high quality development.

The application relates to the erection of a detached garage within the curtilage of an existing residential property located within the countryside. As the proposal is ancillary to an established dwelling, it would not constitute isolated development within the wider landscape.

The garage would be modest in scale and viewed in the context of the existing dwelling, surrounding outbuildings and established vegetation. It is therefore not considered that the proposal would result in harm to the landscape character or scenic beauty of the High Weald AONB.

Having regard to the statutory duty to conserve and enhance the natural beauty of the AONB, and the requirement to give great weight to these matters, the proposal is considered to comply with Policy DP16 of the District Plan, The High Weald AONB Management Plan and paragraph 189 of the NPPF.

Impact on 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 south-west of the application site is 54 Selsfield Road. Given the separation distance of some 50 metres from the development, it is not considered that the proposal would result in harm to the amenities of this neighbouring property.

To the east of the site is The Farmhouse. Given the separation distance of some 90 metres, it is likewise not considered that the proposal would result in harm to neighbouring amenity.

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 six trees within proximity of the development. The MSDC Tree Officer was consulted on the application and has provided a response. No objection has been raised provided that a condition is included to secure the submitted Tree Protection Plan. This can be secured by a suitably worded condition.

The proposal is therefore considered to comply with the relevant criteria in 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, scale and relationship to the host dwelling and surrounding area. It would not result in harm to the amenities of neighbouring properties and would preserve the character and appearance of the High Weald AONB.

The development is therefore considered to accord with Policies D12, DP16, DP26 and DP37 of the Mid Sussex District Plan, together with the relevant principles of the Mid Sussex Design Guide SPD.

Accordingly, the application is recommended for approval.

Decision: Permission

Case Officer: Catherine Cardin