

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0613	Case Officer:	Deborah Lynn
Application Type:	Householder Application		
Proposal:	Proposed new timber frame double garage, constructed on existing driveway.		
Site:	Field House, Freshfield Lane, Danehill, Haywards Heath, West Sussex, RH17 7HQ, ,		
Validation Date	25 Mar 2026	Overall Expiry Date:	27 Apr 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	20 May 2026
Target Date:	20 May 2026	Recommending Officer Signature:	Deborah Lynn

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	20 May 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0613

**Field House, Freshfield Lane, Danehill, Haywards Heath, West Sussex, RH17 7HQ,
Proposed new timber frame double garage, constructed on existing driveway.
Emma Smyth**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Wealden District Council

No objections.

HORSTED KEYNES PARISH COUNCIL OBSERVATIONS

No objection.

INTRODUCTION

This application seeks planning permission for a proposed new timber frame double garage, constructed on existing driveway.

RELEVANT PLANNING HISTORY

06/02675/FUL - Proposed dormers for rooms in loft space of existing dwelling. Refused 05.03.2007.

07/01782/FUL - Proposed dormers for rooms in loft space of existing dwelling. Permission granted 22.08.2007.

SITE AND SURROUNDINGS

Field House is a detached two storey dwellinghouse, located on the southeastern side of Freshfield Lane, opposite Freshfield Lane Brickworks. The dwellinghouse is positioned at a angle to the road and located in a large plot which benefits from a generous sized driveway to front, with detached brick outbuildings located on the southwestern side of the property. A domestic animal enclosure/chicken coop lies to the northeast of the dwellinghouse. Fields adjoin the property to the east. Stoaches Farm adjoins the site to the southwest.

In terms of planning policy, the site lies within the countryside and the High Weald Area of Outstanding Natural Beauty (AONB), plus a designated Great Crested Newt Red Impact Risk Zone. The District boundary with Wealden District Council lies approximately 150 metres to the northeast of the site and 180 metres to the southeast of the site.

APPLICATION DETAILS

Plans show that a detached double garage is proposed to the front of the dwellinghouse. This will measure 5.8 metres wide by 5.8 metres deep and 4.79 metres high.

The garage will constructed from a timber frame with softwood weatherboarding proposed to the walls, upon a brick plinth. A barn hipped roof finished with clay tiles is proposed.

The garage will be sited approximately 2.4 metres from the front wall of the dwellinghouse.

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 Horsted Keynes 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
DP16 High Weald Area of Outstanding Natural Beauty
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.

Horsted Keynes Neighbourhood Plan

The Neighbourhood Plan was made on the 24th May 2023.

Relevant policies:

HK4 maintaining local character and good quality design
HK9 the High Weald Area of Outstanding Natural Beauty

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:

DPS2 sustainable design and construction
DPS6 health and wellbeing
DPC1 protection and enhancement of the countryside
DPC4 High Weald Area of Outstanding Natural Beauty
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)

High Weald Area of Outstanding Natural Beauty Management Plan 2024-2029

ASSESSMENT

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

- Design and impact on character of area
- Impact upon the High Weald AONB

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.

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.

A similar stance is followed under policy HK4 of the Neighbourhood Plan which requires all development to *'maintain the distinct local character and demonstrate good quality design. This means recognising the significance of the village setting, responding to it, and integrating with local surroundings and landscape context as well as the existing built environment...'*

The proposed garage building is considered acceptable in terms of design, form and scale to the existing dwellinghouse and will sit subordinately in relation to the house. The outbuilding will be sufficiently set back from the front boundary of the property with the highway so that it does not appear obtrusive within the street scene. The heritage style design is considered sympathetic to the rural character of the area with traditional materials such as timber cladding and clay tiles proposed. The outbuilding will be sited wholly within the domestic curtilage of the property and is not considered to detract from the rural character of the area, thereby maintaining the wider rural and landscape character of the District in accordance with aforementioned policies.

Impact on High Weald AONB

The application site also lies 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 can be 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. 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 and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.'

A similar ethos can be found under policy DP16 of the District Plan, which states in part that development *'will only be permitted where it conserves or enhances natural beauty and has regard to the High Weald AONB Management Plan'*... This stance is also reflected under policy HK9 of the Neighbourhood Plan.

As previously noted, the proposed outbuilding is of a subordinate scale to the dwellinghouse, such that it should not appear obtrusive within the wider landscape. The proposal is considered sympathetic in design and form to the rural character of the area, with traditional materials proposed that reflect the local vernacular. The proposed development is therefore considered to blend in with its rural setting, thereby conserving the landscape and scenic beauty of the High Weald AONB in accordance with aforementioned policies.

Other matters

Great Crested Newts

The site lies within a designated Great Crested Newt Red Impact Risk Zone which indicates that there is a high risk of Great Crested Newts on the site. Having regard to the residential nature of the proposal and scale of the development, it is not considered that the proposal would have any impact upon newts or their habitat. However, an informative can be attached to the planning consent to advise the applicant on action to be taken should Great Crested Newts be found during construction works.

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 garage is considered acceptable in terms of design, form and scale to the existing dwellinghouse and its rural setting and should not detract from the character of the area, maintaining the rural and landscape character of the District. The proposal should also conserve the landscape and scenic beauty of the High Weald AONB. The proposal therefore accords with policies DP12, DP16 and DP26 of the Mid Sussex District Plan, policies HK4 and HK9 of the Horsted Keynes Neighbourhood Plan and relevant paragraphs of the NPPF.

Decision: Permission

Case Officer: Deborah Lynn