

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1539	Case Officer:	Andrew Horrell
Application Type:	Householder Application		
Proposal:	Replacement of doors and windows to annex and kitchen to the property, erection of pergola and convert an existing outbuilding by replacing the existing frame to become part of the existing annexe.		
Site:	Forest View House, Haywards Heath Road, Balcombe, Haywards Heath, West Sussex, RH17 6NZ, ,		
Validation Date	19 Jun 2025	Overall Expiry Date:	25 Jul 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	20 Aug 2025
Target Date:	14 Aug 2025	Recommending Officer Signature:	Andrew Horrell

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
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Signed and Agreed By:	Steven King	Date:	20 Aug 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1539

Forest View House, Haywards Heath Road, Balcombe, Haywards Heath, West Sussex, RH17 6NZ, Replacement of doors and windows to annex and kitchen to the property, erection of pergola and convert an existing outbuilding by replacing the existing frame to become part of the existing annexe.

Mrs Jen Blundell

SUMMARY OF REPRESENTATIONS

A letter of support has been received from the National Annexe Planning Consultancy.

SUMMARY OF CONSULTEES

MSDC Conservation Officer:

The application site, Forest View, is an unlisted detached house, dating from the turn of the 20th century and situated within the Balcombe Conservation Area. Just to the east of the site is Casteye Barn, an 18th century or earlier former threshing barn which is listed Grade II. The former farmhouse of this farmstead, now called Casteye Cottage, is located just to the east again. From historic map evidence there was previously a farm courtyard to the west of the farmhouse which included the barn, with a range of other structures including ancillary buildings to the west of the southern end of the barn, possibly cattle or cart sheds. Although not completely clear from the evidence in front of us, it is possible that the outbuilding to the south east of Forest View which is now located within its garden may include in part one of these ancillary buildings, although if this is the case then it has been significantly altered and extended. On site inspection suggests that the part of the structure affected by the current proposals at least is modern.

The existing house at Forest View is attractive and makes a modest positive contribution to the character and appearance of the Conservation Area which is enhanced by a group value with other buildings of a similar period along London Road to the west. The gardens and the hedging to the road frontages of the site also contribute positively to the character of the Area, lending an open and verdant feel which complements the 'edge of village' nature of this part of the Area, and the openness of the adjacent Green. This open and verdant character also makes a positive contribution to significance through setting of Casteye Barn, as a former agricultural building.

The current proposal is for works to the house and within its garden setting including alterations to the rear comprising removal of an existing dilapidated conservatory and construction of a part covered and part open veranda and changes to the fenestration, and alterations to an existing outbuilding within the gardens to alter the roof form of its south eastern wing including raising the height of the ridge, to makes changes to the windows and doors and to introduce black timber cladding to its elevations, in conjunction with converting the south eastern part of the building for use as ancillary domestic accommodation.

Planning permission for a similar proposal was granted in 2024, although the current scheme does not include a single storey extension to the house which was then proposed, the design of the pergola has been amended to reduce the extent of the solid roof, and the detail of the proposed changes to the fenestration and doors to the house and outbuilding are different.

In the context of the existing approval, the current application is not considered contentious. The design of the pergola is perhaps slightly odd in combining a pitched roof and an open structured flat roof, but given the lack of visual prominence of this part of the house this is not considered to detract from the character and appearance of the Conservation Area. The alterations to the roof of the outbuilding are as approved, and the changes to the fenestration to this building and the house are not considered contentious, subject to detail.

The proposal is therefore considered to preserve the character and appearance of the Conservation Area, meeting the requirements of District Plan Policy DP35 and the relevant paragraphs of the NPPF.

I would recommend the following conditions:

- Details of facing and roofing materials
- Detailed drawings at an appropriate large scale, including sections and annotated to show materials and finishes of the following:
 - typical examples of new windows and external doors
 - typical eaves detail to the altered portion of the outbuilding
- New rainwater goods and other external paintwork to be of painted metal New rooflights to be flush-fitting, metal framed conservation style rooflights

PARISH COUNCIL OBSERVATIONS

No objections

INTRODUCTION

Planning permission is sought for the replacement of doors and windows to the annex and kitchen to the property, the erection of pergola and conversion of an existing outbuilding by replacing the existing frame to become part of the existing annexe.

RELEVANT PLANNING HISTORY

BA/008/94 - REPLACEMENT OUTBUILDING TO ACT AS LOG STORE AND GARDEN IMPLEMENTS SHED. (approved)

BA/038/98 - DEMOLITION OF EXISTING PREFABRICATED GARAGE, EXTENSION OF EXISTING OUTBUILDING TO PROVIDE NEW GARAGE. ALTERATIONS AND ADDITIONS TO GROUND FLOOR OF EXISTING HOUSE. (approved)

DM/15/0164 - Extension to existing utility room, new bay window matching existing. Replacement conservatory and relocation of existing vehicular entrance.

DM/20/4553 - Replacement vehicle access into site from Haywards Heath road with proposed garage and log store. Replacement of existing conservatory to proposed orangery, part demolition of dilapidated outbuilding and replace with an extension to create a home office space, with associated landscaping alterations. Amended plans received 18.03.2021 showing reduction in size of proposed garage and changes to design and form of outbuilding extension. Amendments also proposed to landscaping. (approved)

DM/24/1898 - Propose to erect a single storey side extension, demolish the existing conservatory and replace with a pergola to the rear elevation, and convert an existing outbuilding by replacing the existing frame to become part of the existing annexe. (approved)

SITE AND SURROUNDINGS

Forest View is a detached pitched roofed period house dating from the turn of the 20th century. The dwellinghouse is sited in a relatively large plot towards the north-western end of Haywards Heath Road where it adjoins London Road. The house has been previously extended with a conservatory to the southwest and a single storey offshoot to the southeast, with a detached outbuilding situated further beyond, on the boundary with Casteye Barn. Part of the outbuilding serves as a separate self-contained residential unit from Forest View. The walls to the main dwelling as a mix of face brickwork, hanging tiles and white painted pebbledash and render. Existing hipped roofed black timber clad and brick annexe.

The property is lined on its southwestern boundary with an established wall with adjoining properties beyond. On its northern boundary, an established Laurel hedge lines the road. An established Yew tree lies just outside the site, on its northwest corner. Casteye Barn, a grade II listed building lies to the east of the site.

The site lies within the built-up area of Balcombe, Balcombe Conservation Area and the High Weald Area of Outstanding Natural Beauty.

APPLICATION DETAILS

The proposal is for the following:

The replacement of doors and windows to the annex and kitchen to the property.

The erection of pergola which is the same footprint as that previously approved under DM/24/1898 with a height to eaves of 2.7m and an overall height of 4.2m.

The conversion of an existing outbuilding by replacing the existing frame to become part of the existing annexe. This is similar to the conversion approved under DM/24/1898, the only change is to be fenestration on the front and rear elevations.

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 Balcombe 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:

DP16 (High Weald Area of Outstanding Natural Beauty)
DP26 (Character and Design)
DP34 (Listed Buildings and Other Heritage Assets)
DP35 (Conservation Areas)

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.

Balcombe Neighbourhood Plan

Balcombe Neighbourhood Plan was made on 22 September 2016.

Relevant policies:

Policy 1: Built Up Area Boundary
Policy 3: Design

Other Legislation

Planning (Listed Building and Conservation Areas) Act 1990

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 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:

DPC4 - High Weald of Outstanding Natural Beauty
DPB1 - Character and Design
DPB2 - Listed Buildings and Other Heritage Assets
DPB3: Conservation Areas

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.

THE HIGH WEALD AREA OF OUTSTANDING NATURAL BEAUTY MANAGEMENT PLAN 2024-2029

National Planning Policy Framework (NPPF) (December 2024)

ASSESSMENT

Impact to Setting of Listed Building

The site is deemed to be within the setting of the listed Casteye Barn.

The LPA is under a duty by virtue of s.66(1) of the Planning (Listed Building and Conservation Area) (LBCA) Act 1990:

'In considering whether to grant planning permission...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'.

Policy DP34 of the District Plan is relevant and states:

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

- o 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*
- o 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;*
- o Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;*
- o 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;*

- o *Special regard is given to protecting the setting of a listed building;*
- o *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.'*

As the application is within the setting of a listed building, the statutory requirement to have special regard to the desirability of preserving the building, its setting and any features of special interest must be taken into account when making any decision. In addition, in enacting section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the desirability of preserving the settings of listed buildings should be given 'considerable importance and weight' when the decision taker carries out the balancing exercise, thus properly reflecting the statutory presumption that preservation is desirable.

The Conservation Officer has been consulted and stated that the proposal will preserve the setting of the listed Casteye Barn. Your Planning Officer agrees with this conclusion and the proposal therefore meets the requirements of District Plan Policy DP34 and the relevant paragraphs of the NPPF.

Character and Design and Impact on the Conservation Area

Policy DP26 of the 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:

- *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;*
- *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'*

Balcombe Neighbourhood Plan policy 3 states:

' The scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings and to avoid any significant detrimental effect on the landscape and natural beauty of the High Weald AONB and the significance and character or appearance of the Balcombe Conservation Area, where a building will command a view.

Unless otherwise proposed in Policy 2, development proposals will be expected to demonstrate they accord with the provisions of the Balcombe Village Design Guide and with the following principles:

- i. approximately 75% of the total number of dwellings of the scheme, and especially the affordable homes, are no larger than 3 bedroom dwellings with a proportion suited to occupation by households of retirement age;*
- ii. approximately 25% of the total number of dwellings of the scheme to comprise dwellings of no more than 4 bedrooms;*
- iii. they comply with affordable housing requirements of the Mid Sussex development plan;*
- iv. new and improved utility infrastructure will be encouraged and supported in order to meet the identified needs of the community; and*
- v. new residential and commercial development will be permitted where there is sufficient infrastructure capacity currently available or where the necessary capacity can be provided to an agreed timetable.*

Proposals that involve the change of use of listed buildings within the settlement boundary for housing as 1, 2 or 3 bedroom units, including buildings judged to make a positive contribution to the special historic

or architectural interest or character and appearance of the conservation area, will be supported provided it can be demonstrated they will sustain the significance of these heritage assets.'

The site is located within the Balcombe Conservation Area. A Conservation Area is defined as an area of "special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance".

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*'.

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:

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

Principle DG11 of the Mid Sussex Design Guide states:

'Heritage assets and historic landscapes should be celebrated, enhanced and preserved where appropriate, for the enjoyment of existing and future residents. Where appropriate and providing it does not cause harm to the heritage assets or their setting, they should be carefully integrated into development proposals as they help to reinforce a sense of place and local identity.

Elsewhere new development should generally reflect the scale of adjacent areas and the settlement context within which it is located to deliver a coherent and consistent urban fabric. There may be potential to introduce a new character / development form and massing:

- On larger urban extensions; this will typically be within the middle of the site and associated with a new neighbourhood centre, spine road or the main open space.*
- In town centre locations defined as coarse grain areas and nearby sites identified on the brownfield sites register.'*

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.'

The proposals are similar to those approved in 2024 under DM/24/1898 which was deemed in character with the area. The Conservation Officer has outlined that the proposals preserve the conservation area subject to conditions.

The agent has provided additional details which makes clear that the tiles and brick walls to match the existing house are to be used and therefore the suggested pre-commencement condition in terms of roofing and facing materials as well as window and door details is not deemed necessary as further material details have been provided, and the standard materials condition will be placed on the approval. Coupled with this, the agent has shown that the existing rainwater goods at the property are black upvc and therefore the request for them to be metal would not be justified in this instance.

The proposal is therefore considered to meet requirements of District Plan Policies DP26 and DP35, Policy 3 of the Balcombe Neighbourhood Plan, The Mid Sussex Design Guide SPD and the relevant paragraphs of the NPPF.

Impact on Neighbouring amenities

In terms of impact on neighbouring amenities, Policy DP26 of the District Plan states that it must be demonstrated that any 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.

Given the nature of the proposal and the relationship with the neighbouring properties means that light and outlook and privacy will not be harmed by the proposal.

Therefore, in terms of neighbouring amenities, the proposal complies with DP26 of the Mid Sussex District Plan.

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 also reflected in policy 3 of the Balcombe Neighbourhood Plan.

Given the domestic nature of the proposal it is deemed to conserve the nature of the High Weald Area of Outstanding Natural Beauty,

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 neighbouring listed building, the Balcombe Conservation Area, the High Weald AONB and would be in character with the area and the dwelling and not be harmful to neighbouring amenities.

The proposal therefore complies with policies DP16, DP26, DP34 and DP35 of the Mid Sussex District Plan, Policies 1 and 3 of the Balcombe Neighbourhood Plan, The High Weald Area Management 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