

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0790	Case Officer:	Anna Tidey
Application Type:	Householder Application		
Proposal:	The replacement of an existing summerhouse		
Site:	Tyes Place, Brantridge Lane, Staplefield, Haywards Heath, West Sussex, RH17 6EW, ,		
Validation Date	31 Mar 2026	Overall Expiry Date:	28 May 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	5 Jun 2026
Target Date:	26 May 2026	Recommending Officer Signature:	Anna Tidey

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
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Signed and Agreed By:	Stephen Ashdown	Date:	8 Jun 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0790

**Tyes Place, Brantridge Lane, Staplefield, Haywards Heath, West Sussex, RH17 6EW,
The replacement of an existing summerhouse
Mr Samengo-Turner**

SUMMARY OF REPRESENTATIONS

One representation received which supports the application.

SUMMARY OF CONSULTEEES

Conservation Officer: Tyes Place is a Grade II listed building located in a rural position outside Staplefield. The house, which dates from the C17th or earlier, is the former farmhouse of Tyes Farm. The farmstead is recorded in the West Sussex Historic Farmstead and Landscape Character assessment as a historic farmstead of the Medieval period.

The listed house is set in extensive gardens, which include a small garden room to the north of the house. The existing structure may be of some age, but it does not appear on historic mapping and has been much altered, so its date of construction is difficult to confirm. It is in poor condition and has unattractive replacement windows to the elevation facing onto the house. It makes at best a neutral contribution to the setting of Tyes Place, and I do not consider its replacement to be contentious in principle. The proposed replacement building is similar in scale to the existing, a modest structure. The design and materials are considered appropriate to the context of the semi-formal gardens around the house, and the proposal is considered to preserve the setting of Tyes Place, its special interest and the manner in which it is appreciated.

The proposal is therefore considered to meet the requirements of District Plan Policy DP34 and the relevant paragraphs of the NPPF.

Tree Officer: I have reviewed the Arboricultural Impact Assessment (AIA), Arboricultural Method Statement (AMS), and Tree Protection Plan (TPP), and the trees can be adequately protected, provided the measures mentioned therein are implemented. Please condition adherence to the AIA, AMS, and TPP.

Naturespace Newt Officer: The application site lies within a red impact zone, which indicates that there is highly suitable habitat for GCN within the area surrounding the application site, and there are potential impacts for GCN habitat. Many gaps in the brickwork/cracks could act as newt hibernacula/shelter and there are a number of waterbodies surrounding the site and within close proximity.

I recommend a Precautionary Working Methods Statement (PWMS) written by a suitably qualified ecologist is submitted to the Local Planning Authority for approval prior to determination, or secured in a condition.

Further comments: I have reviewed the PWMS and recommend that the measures suggested within the report are secured via a compliance condition

PARISH COUNCIL OBSERVATIONS

Ansty & Staplefield Parish Council: No objections.

INTRODUCTION

This application seeks planning permission for the replacement of an existing summerhouse building located within the garden of Tyes Place, off Brantridge Lane, Staplefield.

RELEVANT PLANNING HISTORY

DM/26/0851. Listed Building Consent - The replacement of an existing summerhouse. Withdrawn May 2026

SITE AND SURROUNDINGS

Tyes Place is located in a rural situation off Brantridge Lane on the eastern side of Staplefield.

The dwelling is a Grade II Listed former farmhouse and is located in a substantial garden area with neighbouring former farm outbuildings and well spaced neighbouring cottages.

There is an existing single storey summerhouse in the garden, sited to the north east of the house frontage. It is constructed with timber clad walls, with wooden and replacement patio doors and a hipped clay tile roof. The summerhouse is in a poor state of repair. This application seeks planning permission for its replacement with a new summerhouse.

The property is located in a Red Zone for Great Crested Newts, within open countryside and within the High Weald National Landscape (former Area of Outstanding Natural Beauty- AONB).

APPLICATION DETAILS

This application seeks planning permission for a new summerhouse to be sited on the same footprint as the existing building.

The submitted plans show the floor plan and elevations of the proposed building, which will measure 3.5m wide by 3m deep. The building will be constructed in timber, with a traditional lead sheet roof, with a curved form, which extends to a height of 3.3m to the ridge, from eaves at a height of 2.1m. The summerhouse will be painted in a heritage paint.

The application was accompanied by a Design, Access & Heritage Statement. Further details, including a photograph of a similar summerhouse building, have been submitted by the applicant as the application has proceeded.

The application was accompanied by a Design and Access and Heritage Statement. A supporting Arboricultural Impact Assessment (AIA) and Arboricultural Method Statement (AMS) have been submitted during the course of determining the application. In addition a Precautionary Working Methods Statement (PWMS) has been submitted to address the comments of the Newt Officer. These documents are available to view on the planning file.

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 Ansty, Staplefield and Brook Street Neighbourhood Plan and Site Allocations DPD.

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
DP34 Listed Buildings and Other Heritage Assets
DP37 Trees, Woodland and Hedgerows
DP38 Biodiversity

Site Allocations Development Plan Document

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

There are no policies deemed relevant to this application.

Neighbourhood Plan

Ansty, Staplefield and Brook Street Neighbourhood Plan -made February 2017.

No policies are relevant to this proposal.

Other Legislation

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
DPN1 Biodiversity, Giodiversity and Nature Recovery
DPN4 Trees, Woodland and Hedgerows
DPB1 Character and Design
DPB2 Listed Buildings and other heritage assets
DPS6 Health and Wellbeing
DPC4 High Weald AONB

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
The High Weald Housing Design Guide 2020

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:

- Design
- Impact upon the rural setting and the High Weald National Landscape/AONB
- Impact on residential amenities
- Impact upon the Listed Building
- Impact upon trees
- Biodiversity Net Gain

Design

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 as well as addressing the character and scale of the surrounding buildings and landscape.

The Council's adopted Design Guide is a material consideration in the determination of the application. Chapter 9 of the Design Guide relates to household extensions. Design Principle DG49 states that extensions should respond to the design of the original dwelling and applicant will be expected to demonstrate how local character has informed the design proposal.

The design and materials of the proposed new summerhouse will be appropriate to the rural setting and will complement the setting of Tyes Place. The new summerhouse is of a different design to the existing building, but is of the same scale and is located on the same footprint. It is of an attractive traditional design with materials to complement the main house. The proposed summerhouse will not harmfully affect the overall character and appearance of the rural setting or public views on the approach to the house.

Consequently, the design and appearance of the proposed summerhouse are considered to accord with Policy DP26 of the Mid Sussex District Plan, and with the relevant Design Guide principle.

Impact upon the rural setting and the High Weald National Landscape/AONB

The primary objective of the MSDC District Plan with respect to the countryside is to secure its protection by minimising the amount of land taken for development that does not need to be there. Policy DP12 is relevant. Rural development will be permitted where it maintains, or where possible enhances, the quality of the rural and landscape character of the District, and/or is necessary for the purposes of agriculture, or is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.

The proposed development is located within the High Weald National Landscape (AONB), where District Plan Policy DP16 is also relevant. seeks to conserve and enhance the natural beauty of the area, with regard to the aims of the High Weald AONB Management Plan.

Also relevant in the determination of the application is Paragraphs 189 of the NPPF, which states:

'189. 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 is found within The High Weald Area of Outstanding Natural Beauty Management Plan.

Due to the scale and siting of the proposed summerhouse it would not impinge on local views or upon the wider character of the area. Consequently, this application accords with Policy DP16 of the Mid Sussex District Plan and the relevant NPPF and AONB guidance.

Impact on residential amenities

Policy DP26 of the District Plan requires developments to demonstrate that it does not cause significant harm to amenities of existing nearby residents (or future occupiers), taking into account matters such as impact on light, privacy and outlook.

In addition Principle DG45 in the Design Guide refers to the need to consider privacy of existing and future residents and it is noted that privacy may be affected by the relationship of buildings to each other.

The immediate neighbouring properties to Tyes Place are North and South Meadow Cottages, which are located some 50m (minimum) to the north east of the summerhouse location, with significant intervening screening vegetation and trees.

Due to the position of the proposed summerhouse it is considered that the siting, scale and the position of the proposed building and its future use will cause no significant harm to the privacy, outlook, daylight and sunlight of the immediate residents of these dwellings.

The proposal therefore accords with the requirements of the more up to date Policy DP26 of the District Plan and the relevant principles of the Design Guide.

Impact upon the setting of the Listed Building

The proposed summerhouse is located approx. 15m to the north east of the Grade II Listed Farmhouse at Tyes Place, within the front garden.

The Council, as the Local Planning Authority, has a statutory duty to have special regard to the desirability of preserving heritage assets. Listed Buildings and their settings are afforded special protection under the planning regime by virtue of Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (PLBCAA); paragraphs 200-214 of the NPPF and Policy DP34 of the District Plan.

District Plan Policy DP34 is relevant in the determination of this application. It states:

'DP34: Listed Buildings and Other Heritage Assets

Listed Buildings

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.*

Other Heritage Assets

Development that retains buildings which are not listed but are of architectural or historic merit, or which make a significant and positive contribution to the street scene will be permitted in preference to their demolition and redevelopment.

The Council will seek to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the character and quality of life of the District. Significance can be defined as the special interest of a heritage asset, which may be archaeological, architectural, artistic or historic.

Proposals affecting such heritage assets will be considered in accordance with the policies in the National Planning Policy Framework (NPPF) and current Government guidance.'

The Conservation Officer has been consulted on the application and considers the proposed replacement summerhouse building to be similar in scale to the existing, and a modest structure. The design and materials are considered appropriate to the context of the semi-formal gardens around the house, and the proposal is considered to preserve the setting of Tyes Place, its special interest and the manner in which it is appreciated.

Her view is accepted and it is considered that the proposal will not harm the character of the setting of the listed building or its significance.

The proposal is therefore found to meet the requirements of District Plan Policy DP34 and the relevant guidance contained in the NPPF.

Impact upon trees

There are trees growing close to the site of the summerhouse. During the course of determining this application an Arboricultural Impact Assessment, an Arboricultural Method Statement and Tree Protection Plan (TPP), have been provided and these have been reviewed by the Tree Officer.

District Plan Policy DP37 is relevant in the determination of the application. This seeks to protect trees, woodland and hedgerows for development to protect their visual amenity value and the character of an area.

The Tree Officer has raised no objection to the application, subject to a planning condition requiring that the works are carried out in accordance with the submitted Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan (TPP). With such a condition in place it is considered that the proposal will accord with the aims of District Plan Policy DP37.

Biodiversity

The site is located in a Red Impact Zone for Great Crested Newts and therefore the proposal has been reviewed by the Naturespace Newt Officer. On her advice a Precautionary Working Methods Statement (PWMS) has been submitted to support the proposal.

The relevant District Plan Policy is DP38, which seeks to protect and enhance biodiversity from development.

The Naturespace Newt Officer finds the protection measures suggested within the submitted PWMS to be appropriate, and recommends a compliance condition, as reported above.

Subject to the recommended condition it is considered that the proposal would comply with the aims of Policy DP38 of the Mid Sussex District Plan and the relevant NPPF guidance.

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 summerhouse will accord with District Plan Policies DP26 in respect to the design, and with the aims of District Plan Policies DP12 and DP16 in terms of the rural setting in the High Weald Landscape Area/AONB.

The proposal will preserve the special interest of the Grade II listed building at Tyes Place and is found to meet the requirements of District Plan Policy DP34 and the relevant heritage guidance contained in the NPPF.

Consideration has been given to the impact of the building upon neighbouring residents and the proposal complies with District Plan Policy DP26, and the relevant Design Guide principles on amenity.

The trees that are to be retained around the site will be suitably protected to accord with the aims of District Plan Policy DP37.

The application has been accompanied with sufficient supporting information in the PWMS and subject to the recommended condition the proposal is found to accord with the aims of District Plan Policy DP38 and the relevant NPPF guidance.

Consequently the application is recommended for approval.

Decision: Permission

Case Officer: Anna Tidey