

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2325	Case Officer:	Caroline Grist
Application Type:	Householder Application		
Proposal:	Proposed part demolition of existing playroom and erection of a single storey orangery extension to rear of property.		
Site:	The Orchard, Whitemans Green, Cuckfield, Haywards Heath, West Sussex, RH17 5HX, ,		
Validation Date	16 Sep 2025	Overall Expiry Date:	8 Oct 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	10 Nov 2025
Target Date:	11 Nov 2025	Recommending Officer Signature:	<i>Caroline Grist</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	10 Nov 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2325

**The Orchard, Whitemans Green, Cuckfield, Haywards Heath, West Sussex, RH17 5HX,
Proposed part demolition of existing playroom and erection of a single storey orangery
extension to rear of property.
Mr And Mrs Richard Duffield**

SUMMARY OF REPRESENTATIONS

No representations have been received in response to this application.

SUMMARY OF CONSULTEES

Southern Water

Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue and no Southern Water assets will be affected. Therefore, Southern Water has no objections to this proposal.

PARISH COUNCIL OBSERVATIONS

No objection.

INTRODUCTION

Planning permission is sought to part demolish an existing playroom and to erect a single storey orangery extension to rear of property.

RECENT PLANNING HISTORY

CU/083/96 - Proposed replacement dwelling with detached garage. Permission.

05/01614/FUL - Conversion and extension of existing garage to provide living accommodation ancillary to the main dwellinghouse. Construction of entrance porch, construction of two bay detached carport. Permission.

DM/16/3297 - Conversion and extension of existing detached garage into habitable annex accommodation. Permission.

SITE AND SURROUNDINGS

The Orchard is a detached, two storey dwelling. The dwelling is constructed of red brick, with tile hanging at the first floor level, a plain tile roof and upvc windows. It has a glazed porch extension to the front and has benefitted from previous extensions. To the west of the site is a detached, two bay garage, whilst to the east is a detached annexe building (DM/16/3297).

The site is located outside of the built up area of Cuckfield and therefore lies within the countryside. It is also situated within the High Weald Area of Outstanding Natural Beauty. Neighbouring properties are to the east and west of the site, fields are to the north and the highway to the south. Access is gained from a private access, situated at the south eastern corner of the plot, and the house is set back behind a gravel frontage and planting.

APPLICATION DETAILS

This application seeks planning permission to partially demolish part of the playroom, to the rear of the building, and replace it with a single storey orangery. Due to the footprint of the building, a staggered footprint is proposed. It is to have a minimum depth of some 4.3 metres and maximum of 5.2 metres. It is to have a width of approximately 8.4 metres. A pitched roof design is proposed that would measure some 2.5 metres to the eaves and 3.6 metres to the ridge.

The bricks and tiles for this extension are to match the host dwelling.

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 Cuckfield Neighbourhood Plan and Site Allocations Development Plan Document.

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 Development Plan Document

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

There are no relevant policies.

Cuckfield Neighbourhood Plan

The Cuckfield Neighbourhood Plan was made on 1st October 2014.

Relevant policies:

CNP1 - Design of New Development and Conservation

CNP 5 - Protect and Enhance the Countryside

CNP10 - Building Extensions Within and Outside the Built Up Area Boundary

Other Material Considerations

Mid Sussex District Plan 2021-2039 Consultation Draft

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 the majority of 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:

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.

High Weald AONB Management Plan 2024 - 2029

National Planning Policy Framework (NPPF) (December 2024)

Other Legislation

Countryside and Rights of Way Act (CRoW) 2000

ASSESSMENT

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 reflected in the High Weald Management Plan and policy CNP5 of the Cuckfield Neighbourhood Plan.

The application site is located in an existing pocket of residential development located to the north of Whitmans Green. It is proposed to extend an existing dwelling and, as such, the proposal would not form an isolated development within the wider landscape. The proposal would not have any adverse impact on the landscape quality of the AONB due to it being viewed in context with the existing built form of the dwelling. As such the proposal would comply with the requirements of policy DP16 of the District Plan, policy CNP5 of the Neighbourhood Plan, The High Weald Management Plan and paragraph 189 of the NPPF.

Design and impact to neighbouring amenity

The proposed development is located within the countryside, therefore policy DP12 of the District Plan is relevant. The principal aim of Policy DP12 of the District Plan states the

'countryside will be protected in recognition of its intrinsic character and beauty.'

Policy CNP5 of the Cuckfield Neighbourhood Plan reflects this ethos.

In terms of design, policy DP26 of the Mid Sussex 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:

- o is of high quality design and layout and includes appropriate landscaping and greenspace;*
- o 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;*
- o creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- o protects open spaces, trees and gardens that contribute to the character of the area;*
- o protects valued townscapes and the separate identity and character of towns and villages;*
- o 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 (see Policy DP27);*
- o creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- o incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- o positively addresses sustainability considerations in the layout and the building design;*
- o take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;*
- o optimises the potential of the site to accommodate development'.*

The ethos of this policy is echoed in policy CNP1 of Cuckfield Neighbourhood Plan.

Cuckfield Neighbourhood Plan policy CNP10 states:

'Building extension will be permitted where it meets the following criteria:

- a) The scale, height and form fit unobtrusively with the existing building and the character of the street scene.*
- b) Spacing between buildings would respect the character of the street scene.*
- c) Gaps which provide views out of the village to surrounding countryside are maintained.*
- d) Materials are compatible with the materials of the existing building.*
- e) The traditional boundary treatment of an area is retained and, where feasible, reinforced and*
- f) The privacy, daylight, sunlight and outlook of adjoining residents are safeguarded'.*

The Mid Sussex Design Guide SPD also provides advice for extensions to dwellings. Principle DG49 states that:

'Extensions should respond to the design of the original dwelling and applicants will be expected to demonstrate how local character has informed the design proposal. Extensions should also normally be designed to be well-integrated with the existing scale, form and massing allowing the original building to remain the dominant element of the property whether it has one or several additions'.

Principle DG51 relates to rear extensions and states:

'Rear extensions which are not visible from the street and do not negatively impact on neighbouring properties can be expressed in many forms, including by adopting a contemporary architectural approach. With reference to DG49, they should nevertheless have consideration for the character of the existing building and the relationship of the extension with the side boundaries and adjacent buildings and gardens'.

The application site is situated in a small group of houses to the north of Whitemans Green, within the countryside. These houses vary in design but generally are of traditional forms and materials.

Planning permission is sought to construct an orangery to the rear of the dwelling, which would partially replace part of an existing playroom. The proposed extension is considered to be of a scale that would not appear overly dominant in relation to the main house or in terms of the overall plot. It is considered that the proposed design and form of the addition would respond appropriately to the existing building and the use of materials to match would provide a consistent finish.

In terms of the impact to amenity, given the extension would be set away from neighbouring properties and its single storey nature, it is considered that it would not give rise to a loss of light or outlook. There is established and mature planting along the shared boundaries with neighbouring houses. Given this screening and the distance to surrounding houses, the proposed windows would not result in any direct overlooking. Due to the domestic nature of the proposed development, there would not be a significant impact in terms of noise, air or light pollution to neighbouring properties.

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

In conclusion, the proposal would accord with the requirements of policies DP12, DP16 and DP26 of the Mid Sussex District Plan and policies 1, 5 and 10 of the Cuckfield Neighbourhood Plan. It is therefore considered acceptable.

Decision: Permission

Case Officer: Caroline Grist