

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2984	Case Officer:	Stefan Galyas
Application Type:	Householder Application		
Proposal:	Proposed alterations to the driveway surfacing and external landscaping to the pool area		
Site:	Tanyard Manor, Horsted Lane, Sharpthorne, East Grinstead, West Sussex, RH19 4HY, ,		
Validation Date	20 Nov 2025	Overall Expiry Date:	29 Jan 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	13 Feb 2026
Target Date:	15 Jan 2026	Recommending Officer Signature:	<i>Stefan Galyas</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
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Signed and Agreed By:	<i>Steven King</i>	Date:	13 Feb 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2984

**Tanyard Manor, Horsted Lane, Sharpthorne, East Grinstead, West Sussex, RH19 4HY,
Proposed alterations to the driveway surfacing and external landscaping to the pool area
Mr And Mrs Hagan**

SUMMARY OF REPRESENTATIONS

There was one letter of representation received in response to the proposal which raised no objection towards the plans.

SUMMARY OF CONSULTEES

Conservation Officer: No objection.

TOWN/PARISH COUNCIL OBSERVATIONS

Parish Council: No response received.

INTRODUCTION

The application seeks planning permission for alterations to the existing driveways surfacing, external landscaping to the pool area and the relocation of the air source heat pump (ASHP).

RELEVANT PLANNING HISTORY

03/01209/LBC- Reconstruction following fire damage of converted barn building with additional height on external walls with original roof pitch to form house keeper living accommodation. Permission.

03/01209/FUL- Reconstruction following fire damage of converted barn building with additional height on external walls with original roof pitch to form house keeper living accommodation. Permission.

11/00672/FUL- New crossover entrance and driveway, and closure of existing entrance driveway.
Withdrawn.

11/02312/FUL- New crossover entrance and closure of existing entrance. Permission.

DM/20/1068- Conversion of agricultural buildings to form three bedroom dwelling. Permission.

DM/20/1518- Conversion of Agricultural Buildings to form Single Dwelling. Permission.

DM/25/0915- Internal alterations to include structural alterations to kitchen, new doors and rooflights, new partitions and alterations to the layout at ground and second floors, and external landscaping. Permission.

DM/25/2412 - Proposed renewal of tile hanging and associated timber accents. Permission.

DM/25/2009 - Proposed stripping and renewal of roof finishes to comprise new insulation and roof membrane, installation of bat features (boxes, arches and roost features), and repairs to chimneys to include reinstating pots. Permission.

DM/25/2985 - Proposal within the curtilage of the listed building (Tanyard Manor) for external repairs and internal alterations to western outbuilding. As well as alterations to driveway surfacing and external landscaping of pool area. Withdrawn.

SITE AND SURROUNDINGS

Tanyard Manor is a three-storey grade II Listed detached property of timber frame construction. The property benefits from extensive gardens, a gravelled parking area to the front of the property, and a tennis court to the south of the site. To the northwest of the site are a number of outbuildings, including a coach house.

The property lies outside the built-up area boundary of Horsted Keynes. A tributary of the River Ouse lies to the east of the application site. Neighbouring properties are located to the north and south, whilst open countryside lies to the east. Highway is located to the west.

APPLICATION DETAILS

The proposed development would remove the existing hardstanding to the driveway and replace this with pea shingle. The proposed development would also replace the existing pool with a new rectangular pool and associated landscaping to this area, including new levelling, planting beds and an Indian sandstone terrace. The proposal would also relocate the ASHP and pump to the northern side of the terrace.

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

DP34: Listed Buildings and Other Heritage Assets

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.

Neighbourhood Plan

Horsted Keynes Neighbourhood Plan (Made May 2023)

Relevant Policies

Policy HK4 Maintaining Local Character and Good Quality Design

Policy HK6 Conserving Local Heritage

Policy HK9 The High Weald AONB

Other Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66(1) - Special regard to be had to the preservation of a listed building or its setting.

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 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:

DPS1 - Climate Change

DPS2 - Sustainable Design and Construction

DPC1 - Protection and Enhancement of the Countryside

DPC4: High Weald Area of Outstanding Natural Beauty

DPB:1: 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.

National Planning Policy Framework (NPPF) (December 2024)

The National Planning Policy Framework (NPPF) 2024 is a material consideration. Paragraphs 2, 8, 11, 39, 48, 131, 135, 139, 207, 208, 209, 212-215, 219 & 220.

High Weald AONB Management Plan 2024-2029

High Weald Housing Design Guide (November 2019)

High Weald Soft Landscaping and Planting Plans in Development Proposals (November 2025)

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 Design, Including Heritage Assets
- High Weald AONB
- Protection and Enhancement of the Countryside
- Impact on Neighbouring Amenities
- Biodiversity Net Gain

Impact on Character and Design, Including Heritage Assets

With regard to the setting of the listed building, policy DP34 requires:

'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.'*

Paragraph 207 of the NPPF requires the applicant to describe the significance of any heritage asset affected. Significance is defined in Annex 2 of the NPPF as *'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'*. The applicant has provided a Heritage Statement in support of the application which assesses the proposals impact on the relevant heritage assets. Therefore, this requirement of the NPPF is considered to have been met.

Paragraph 208 of the NPPF requires the Local Planning Authority to identify and assess the particular significance of any heritage asset that may be affected and take this into account when considering the impact of a proposal.

The NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Paragraphs 212 - 215 of the NPPF states:

'212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

213. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

214. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

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:

- 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 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'*

The Horsted Keynes Neighbourhood Plan states under Policy HK4 that:

'All development should 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 and in particular:

- o achieving high quality design that respects the scale, bulk and character of existing and surrounding buildings; and*
- o ensuring proposals relate to established plot widths within streets where development is proposed, particularly where they establish a rhythm to the architecture in a street; and*
- o using good quality materials that complement the existing palette of materials used within Horsted Keynes; and*
- o demonstrating where possible innovation to achieve low carbon sustainable design (as per policy HK11); and*
- o adopting the principles of sustainable urban drainage, where applicable (as per policy HK12); and*
- o respecting the natural contours of the site and protecting and sensitively incorporating well-established natural features of the landscape including trees, species-rich hedgerows and ponds within the site; and*
- o providing sufficient external amenity space, refuse and recycling storage and car and bicycle parking to ensure a high quality and well managed streetscape.'*

Policy HK6 of the Horsted Keynes Neighbourhood Plan requires development proposals to preserve or enhance the special architectural or historic interest of listed buildings and their setting.

The below assessment is made whilst being mindful of this guidance and having regard to the statutory duty of the Council, as the Local Planning Authority, to have special regard to the desirability of preserving the listed building or its setting in accordance with the requirements of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The existing pool area to the south of the existing dwelling currently utilises some hardstanding in a 'crazy paving' style with some grassed and plant bedding areas nearby.

Additional hardstanding would be added to the pool area and would utilise an Indian sandstone finish. Furthermore, some new levelling would be used to accommodate this increase in hardstanding and the new pool shape. Whilst some concerns were raised with regard to the increase in hardstanding by the Conservation Officer, it was considered in their response that the proposed planting to the terrace perimeter beds would have a softening effect. Accordingly, this element of the proposal is considered to be acceptable subject to a suitably worded condition to secure further details of the proposed materials and soft landscaping, should planning permission be granted.

The existing access runs from the north to the south of the site, albeit to the western edge. This access would be re-surfaced from tarmac to a pea shingle. No further objections were raised towards the re-surfacing by the Conservation Officer. Should permission be granted, further details of the materials via a pre-commencement condition is considered to be necessary and relevant.

A new area of hedge planting would be added between the proposed pool area and the existing dwelling in order to screen the proposed ASHP and pump. This is considered to be an acceptable alteration

which would likely allow these otherwise unsightly and utilitarian pumps to be sufficiently screened from view.

In light of the above, the proposal is considered to preserve the special interest of the listed building. The proposal would comply with the provisions of Policies DP26 and DP34 of the District Plan, Policies HK4 and HK6 of the Horsted Keynes Neighbourhood Plan and the statutory duties as set out within the Listed Buildings and Conservation Areas Act.

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.

Policy 16 of the District Plan and policy HK9 of the Horsted Keynes Neighbourhood Plan require proposals in the AONB to conserve or enhance natural beauty.

Paragraph 189 of the NPPF is also relevant. This 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 proposed alterations would be viewed within the context of the existing dwellings curtilage and would not result in an isolated form of development. As such it would not have any adverse impact on the wider landscape quality of the AONB and the complies with the requirements of policy DP16 of the District Plan, policy HK9 of the Horsted Keynes Neighbourhood Plan, High Weald AONB Management Plan 2024-2029 and paragraph 189 of the NPPF.

Protection and Enhancement of the Countryside

With regard to development within the countryside, Policy DP12 of the District Plan states that:

'The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:

- o it is necessary for the purposes of agriculture; or*
- o it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.'*

The proposal would be developed in association with the existing established residential unit and would not constitute an isolated form of new development within the open countryside. Accordingly, the proposal would protect the intrinsic character and beauty of the countryside, in accordance with policy DP12 of the District Plan.

Impact on Neighbouring Amenities

Policy DP26 states that the development will be permitted provided it;

'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 DP29)'

A similar ethos is found within Principles DG45, 46 47 and 48 of the Mid Sussex Design Guide.

Within Policy HK5 of the Neighbourhood Plan the requirement is:

'there is no unacceptable harm to the amenity of adjoining residents in respect of access, noise, privacy, daylight, sunlight and outlook is retained.'

In cases where there is a discrepancy between District and Neighbourhood Plan policies, legislation states that greater weight should be given to the Plan (and policy) that has been adopted at a later date. In this instance the Mid Sussex District Plan was adopted in March 2018 and the Horsted Keynes Neighbourhood Plan in May 2023. As such, it is considered that greater weight should be given to the Neighbourhood Plan policy, with the test being whether the proposal would result in unacceptable harm to neighbouring amenities.

The proposed alterations would be set away from any nearby neighbouring property and therefore are considered to result in a limited impact. It is not considered that the proposal would give rise to an unacceptable overlooking or overbearing impact towards the neighbouring dwellings.

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

To summarise, it is considered that the proposal will have an acceptable impact on the listed building, the character and appearance of the area, the High Weald AONB and neighbouring amenities. As such, the application complies with Policies DP12, DP16, DP26 and DP34 of the Mid Sussex District Plan, Policies HK4, HK6 and HK9 of the Horsted Keynes Neighbourhood Plan, the Mid Sussex Design Guide, Section 66(1) of the Planning (Listed Buildings and Conservation Areas) act and the National Planning Policy Framework.

Decision: Permission

Case Officer: Stefan Galyas