

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0346	Case Officer:	Peter Davies
Application Type:	Householder Application		
Proposal:	Move existing garden fence to boundary line. Lay new gravel drive to the West and widen the existing crossover.		
Site:	Farlington Lodge, Farlington Close, Haywards Heath, West Sussex, RH16 3EH, , ,		
Validation Date	10 Feb 2026	Overall Expiry Date:	10 Jul 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	23 Jul 2026
Target Date:	7 Apr 2026	Recommending Officer Signature:	Peter Davies

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	24 Jul 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0346

**Farlington Lodge, Farlington Close, Haywards Heath, West Sussex, RH16 3EH, ,
Move existing garden fence to boundary line. Lay new gravel drive to the West and widen the
existing crossover.**

Rebecca George

REPRESENTATION RECEIVED

None received.

SUMMARY OF CONSULTEES

Conservation Officer:

Latest comments received 21/07/2026

I note that you have confirmed that the submitted site plan is accurate, in that the hedging to the road frontage of the site immediately to the west of the house has already been removed, which is regrettable. I remain concerned however regarding the impact of the proposal on the verdant character of the gardens to the house, including the road frontage, and the contribution these make to the character and appearance of the Conservation Area. I note that part of the hardstanding to the east of the house is to be returned to grass, however, there still appears to be a net loss of garden space/planting in favour of hard surfacing. I would therefore recommend that the close boarded fence which it is proposed to relocate to the road frontage of this part of the site is replaced with or supplemented by native species hedging (to the exterior side), to ensure that the verdant character of the site overall is preserved.

Subject to this amendment, which could be secured by condition, the proposal is considered to preserve the character and appearance of the Conservation Area meeting the requirements of District Plan Policy DP34 and the relevant paragraphs of the NPPF.

TOWN COUNCIL OBSERVATIONS

No comment.

INTRODUCTION

The application seeks planning permission to move the garden fence up to the boundary and creation of a gravel driveway and widen existing dropped kerb.

RELEVANT PLANNING HISTORY

No relevant history.

SITE AND SURROUNDINGS

The application property is a detached two storey dwelling located on the north side of Farlington Lodge, within the Heath Conservation Area and the built-up area boundary of Haywards Heath.

The application property has a pitched roof and is constructed from brick with plain roof tiles and white fenestration. the dwelling is set close to the highway with some soft landscaping to the front with garden to each side of the dwelling along with an off street parking space on the east side. The locality is characterised by large detached dwellings of varying form and design.

APPLICATION DETAILS

The application seeks planning permission to move the existing garden fence on the east side of the dwelling forward by approximately 2.2 metres up to the boundary of the property with the hard standing to be replaced with grass. The fence is to be close board fencing with a height of approximately 1.45 metres and a further 0.40 metres of trellis fencing on top with an overall height of 1.85 metres.

The existing pedestrian dropped kerb is to be widened to 7.0 metres to create a new access for a driveway. A driveway is to be created on the west side of the dwelling. the driveway will have a maximum depth of 7.0 metres and a maximum width of 6.70 metres and has been confirmed to be loose gravel.

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 Haywards Heath 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:

DP21 - Transport
DP26 - Character and Design
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.

Haywards Heath Neighbourhood Plan (made December 2016)

Relevant policies:

E9 - Design
H9 - Building Extensions

Other Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 72(1) - Special attention to be paid to preserving or enhancing the character or appearance of a conservation area.

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 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:

DPS1 - Climate Change
DPS2 - Sustainable Design and Construction
DPB1 - Character and Design
DPT4 - Parking and Electric Vehicle Charging Infrastructure
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)

Paragraphs 8, 11, 131 and 135 are considered to be relevant.

National Planning Policy Guidance

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 Appearance of the Area and Heritage Assets
- Impact on neighbouring properties
- Impact on Parking Provision
- Biodiversity Net Gain

Impact on Character and Appearance of the Area and Heritage Assets

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.'

The site is located within the Heath Conservation Area, as designated in 1989. 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".

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 while being sensitive to the countryside as well as addressing the character and scale of the surrounding buildings and landscape. In part the policy requires proposals to be of a high quality design and layout and includes appropriate landscaping and greenspace; and creates a sense of place while addressing the character and scale of the surrounding buildings and landscape.

Policy E9 of the Haywards Heath Neighbourhood Plan contains a similar ethos.

Paragraphs 212-215 of the NPPF require great weight to be given to the conservation of designated heritage assets and require any harm to be clearly justified and weighed against public benefits.

The application relates to an unlisted, detached dwelling located within the Heath Conservation Area. The proposal has been reviewed by the Conservation Officer, who has commented on the application. The dwelling is late 19th or early 20th century and was originally constructed as the Lodge to Farlington House, a 19th century house later demolished for residential development.

With regards to the proposed development, the Conservation Officer has concluded that there would be a net loss of grass and garden space and would recommend planting of native species hedging to the exterior side of the fence to preserve the character of the site.

The Conservation Officers comments are noted however the fence is of the same design as the existing and is set back from the highway by approximately 1.30 metres with the land in between being part of the highway boundary extent. The proposed fence would run inline with the rear boundary of no. 25 Farlington Close and with the side boundary of the flats at Corrin House opposite the site on the south side of Farlington Close consisting of close board fencing. It is therefore considered that the proposal would have a neutral impact on the Heath Conservation Area.

As such it is considered that the proposal is of an acceptable design and would not have a harmful impact on the Heath Conservation Area and accords with policies DP26 and DP35 of the Mid Sussex District Plan, Policy E9 of the Haywards Heath Neighbourhood Plan and the NPPF.

Impact on neighbouring properties

Policy H9 states that proposals should "safeguard" adjoining neighbours amenity whereas policy DP26 of the MSDP states that development should 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. There is therefore some conflict between the District Plan and Neighbourhood Plan in this respect.

Under section 38(5) of the Planning and Compulsory Purchase Act 2004 if a policy contained in a development plan for an area conflicts with another policy in the development plan, the conflict must be

resolved in favour of the policy which is contained in the last document to be adopted, approved or published. As such, policy DP26 of the MSDP is considered to take precedence and therefore the test in this instance is whether the development causes significant harm to neighbouring amenities as outlined above.

The proposed driveway to be created on the west side of the dwelling face onto the street scene and the boundary fencing around the site. It will be used for parking and will therefore not result in significant harm to neighbour amenities.

The proposed fence to be moved forward towards the highway and of a similar height to the adjoining fence of no. 25 Farlington Close. The proposal will therefore not cause significant harm to neighbour amenities.

The proposal is therefore, considered to comply with the above-mentioned part of Policy DP26 of the Mid Sussex District Plan.

Impact on parking provision

Policy DP21 in part states:

'The scheme provides adequate car parking for the proposed development taking into account the accessibility of the development, the type, mix and use of the development and the availability and opportunities for public transport; and with the relevant Neighbourhood Plan where applicable;'

West Sussex County Council Parking Standards Guidance (2020) outlines the County Council's approach to parking at new developments to ensure that sufficient parking is provided to meet the needs of the development while maintaining highway network operations, protecting surrounding communities and pursuing opportunities to encourage use of sustainable modes of transport.

The proposal would result in the loss of the existing parking space but with the creation of a new parking space. The proposal would therefore result in no change to the number of off street parking spaces available.

Therefore, the proposal is deemed to comply with policy DP21 of the Mid Sussex District Plan and the WSCC Parking Standards 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

In conclusion, the proposal is considered to be acceptable in terms of design, scale and form, would preserve the character of the Conservation Area and would not cause significant harm to the amenities of neighbouring properties. Therefore, the proposal complies with Mid Sussex District Plan policies DP21, DP26 and DP35, policies E9 and H9 of the Haywards Heath Neighbourhood Plan and with the relevant provisions of the NPPF. The application therefore accords with the Development Plan and is considered acceptable.

Decision: Permission

Case Officer: Peter Davies