

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1262	Case Officer:	Anna Tidey
Application Type:	Householder Application		
Proposal:	Single storey, 2-bay car port		
Site:	Grovelands Farm, Highbrook Lane, West Hoathly, East Grinstead, West Sussex, RH19 4PL, ,		
Validation Date	26 Nov 2025	Overall Expiry Date:	3 Feb 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	11 Feb 2026
Target Date:	21 Jan 2026	Recommending Officer Signature:	Anna Tidey

Date Legal Agreement Completed: (if applicable)		No of Representations:	2
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Signed and Agreed By:	Stephen Ashdown	Date:	12 Feb 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1262

**Grovelands Farm, Highbrook Lane, West Hoathly, East Grinstead, West Sussex, RH19 4PL,
Single storey, 2-bay car port
Mr Mark Davies**

SUMMARY OF REPRESENTATIONS

Three representations received from the same neighbouring property, which contain the following points:

- The proposed car port will have no impact upon neighbours or the surrounding area.
- There is sufficient space for the work to be carried out with minimal disruption to the neighbours.
- The proposed car port will not be visible from the road and is for the enjoyment of the property.
- There is no reason to object.

SUMMARY OF CONSULTEES

Conservation Officer: Grovelands Farm is a historic farmstead which includes a Grade II listed 17th century former farmhouse, an attached 20th century barn, and a pair of more historic outbuildings to the north-east of the house which would be regarded as curtilage listed. It is located in a rural position to the south of Sharpthorne.

The current proposal is for the construction of a 2 bay detached open fronted car port to the north-east of the farmstead. The building is shown with timber clad elevations over a brick plinth, timber framing to the open frontage, and a pitched tiled roof.

While the rural setting around the farmstead is considered to make a positive contribution to its special interest and the manner in which this is appreciated, the proposed building is modestly scaled and is located only just outside the extent of the former historic farmstead. It is also of an appropriate design and materials. The proposal is therefore not considered to harm the character of the setting of the listed building or its significance.

I note that the plans are annotated to show the potential inclusion of a log store- while in my opinion this is not likely to be contentious, the plans should accurately represent what it is intended to build- either the log store should be shown, or the annotation removed.

Subject to the above clarification, the proposal is considered to meet the requirements of District Plan Policy DP34 and the relevant paragraphs of the NPPF. I would recommend conditions for:

- Details of roofing and facing materials
- Typical eaves detail
- Rainwater goods to be of painted metal
- (if appropriate) details of any associated changes to the hard landscaping.

Tree Officer: No objection, please condition adherence to the submitted Tree Protection Plan and Arboricultural Method Statement.

PARISH COUNCIL OBSERVATIONS

West Hoathly Parish Council: No objections.

INTRODUCTION

This application seeks planning permission for a single storey 2-bay car port at Grovelands Farm, Highbrook Lane, West Hoathly.

RELEVANT PLANNING HISTORY

DM/25/0646. Non material amendment to DM/21/3799 for the removal of the following wording - amended plans received 04.04.22. Approved April 2025.

DM/25/0522. Variation of condition 2 of planning application DM/21/3799, as amended by reference DM/25/0646 - to amend the approved plans to include a roof plan. Approved April 2025.

DM/25/0506. Listed Building Consent - Addition of existing and proposed roof plan to consent DM/21/3800. Proposed roof plan to include rooflight to Food Prep area. Approved April 2025.

DM/21/3800. Listed Building Consent - Single storey extension to the existing dwelling and refurbishment works. Approved May 2022.

DM/21/3799. Single storey extension to the existing dwelling and refurbishment works - Amended Plans received 04.04.2022. Approved May 2022.

SITE AND SURROUNDINGS

Grovelands Farm is located in an open rural situation on the western side of Highbrook Lane to the south of West Hoathly, within the High Weald National Landscape/Area of Outstanding Natural Beauty.

The main dwelling on this site is a Grade II Listed brick and tile hung farmhouse. This is connected to a brick and wooden clad barn, which contains attached ground and first floor living accommodation. The barn is located to the north east of the main dwelling and can be viewed from the approach driveway serving the farmhouse and its associated outbuildings.

The proposed site for the new car port is to the north west of the attached barn and an associated parking area off the access drive.

The property is located in an Amber Zone for Great Crested Newts, within open countryside and within the High Weald National Landscape (former Area of Outstanding Natural Beauty- AONB) and in the Ashdown Forest Special Protection Area (SPA) and the Special Area of Conservation (SAC)

APPLICATION DETAILS

This application seeks planning permission for a single storey 2 bay car port which is to be accessed off the existing driveway serving the residential dwelling.

The submitted plans show the floor plan and elevations of the proposed car port. The building will measure 6m wide by 6m deep and has a gabled roof which extends to a height of 4m to the ridge, from eaves at a height of 2.1m.

The car port will be constructed with an oak frame. The car port has an open frontage and is enclosed on three sides with walls constructed off a brick base in horizontal weather boarding. The roof is to be tiled.

The car port building is shown to be positioned on a grassed area off the turning circle on the vehicular access, to the north west of the converted barn. The position of the car port building has been clarified during the course of determining the application with regards to its orientation, its position relative to the access gateway to an adjacent paddock, and to trees that are growing near the site.

The car port is to be sited with the open frontage facing in a south west position. A note on the submitted plans refers to the potential addition of a log store on the eastern side elevation. As this element is not clearly detailed on the plans it is considered that it cannot be determined as part of the proposal. An Informative is recommended to advise the applicants that such an addition would need to be the subject of a subsequent application to vary the plans to show the details of such an addition.

The application was accompanied by a Heritage Statement and a Tree Report was submitted in November. During the course of determining the application further information has been sought with regards to the impact of the proposal upon trees growing close by. A Tree Protection Plan and Arboricultural Method Statement have been submitted to show the position of the car port to a large adjacent Oak Tree (T1) and to detail methods for tree protection when the construction works take place. These documents are available to view on the planning file.

Further details including a Construction Materials Specification Sheet and an Eaves Detail Plan, have been submitted by the applicant's agent as the application has proceeded to address comments made by the Conservation Officer.

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 West Hoathly 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

The West Hoathly Neighbourhood Plan, made on 16 April 2015.

Relevant policies:

Policy WHP2 Historic Lanes

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 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:

DPS2 Sustainable Design and Construction
DPN1 Biodiversity, Biodiversity 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

High Weald National Landscape - Technical Advice Note: Dark Skies Planning Advice Note - July 2024

National Planning Policy Framework (NPPF) (December 2024)

Planning (Listed Buildings and Conservation Areas) Act 1990

ASSESSMENT

It is considered that the main issues that need to be considered in the determination of this application are as follows:

- Design and Impact upon Countryside
- 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 and Impact upon Countryside and Ashdown Forest SPA/SAC

Policy DP26 of the District Plan seeks to promote well located and designed development, to protect valued characteristics of the built environment for their historical and visual qualities and support sustainable communities and create accessible environments. The wording of Policy DP26 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;*
- * *protects valued townscapes and the separate identity and character of towns and villages;*
- * *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);*
- * *creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- * *incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- * *positively addresses sustainability considerations in the layout and the building design;*
- * *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;*
- * *optimises the potential of the site to accommodate development.'*

The site is located outside the built up boundary of West Hoathly, within the open countryside and in the Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC). The relevant District Plan Policies are DP12 and DP17.

Policy DP12 seeks to maintain and enhance the quality and character of the rural area and states:

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 proposed car port will not be out of keeping in this rural setting and will not encroach on public views of the site.

Also relevant in the determination of the application is the design guidance contained in the Mid Sussex Design Guide, which seeks good design in residential development.

It is considered that the proposed car port is of a traditional design, oak framed and clad with traditional construction materials, which are appropriate to the rural setting of the property. The proposed siting of the car port is close to the other residential buildings at Grovelands Farm which the building will serve. The car port will not harmfully impact upon the public views of the site from Highbrook Lane.

The proposed development is therefore acceptable in design terms and will accord with District Plan policies DP12 and DP26, the principles of the Design Guide and the relevant provisions of the NPPF and can be supported.

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

The proposed development is located within the High Weald National Landscape (AONB), where District Plan Policy DP16 is also relevant. This states:

'Development within the High Weald Area of Outstanding Natural Beauty, 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;

- the identified landscape features or components of natural beauty and to their setting;*
 - the traditional interaction of people with nature, and appropriate land management;*
 - character and local distinctiveness, settlement pattern, sense of place and setting of the AONB;*
- and*
- the conservation of wildlife and cultural heritage.*

Small scale proposals which support the economy and social well-being of the AONB that are compatible with the conservation and enhancement of natural beauty will be supported.

Development on land that contributes to the setting of the AONB will only be permitted where it does not detract from the visual qualities and essential characteristics of the AONB, and in particular should not adversely affect the views into and out of the AONB by virtue of its location or design'.

Also relevant in the determination of the application are Paragraph 189 of the NPPF, which state:

'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 car port 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

District Plan Policy DP26 requires that 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.'*

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 dwellings to Grovelands Farm are a pair of semi detached cottages, located on the eastern side of Highbrook Lane, and sited some 70m to the south west of the farmhouse at Nos 1 and 2 Newlands Cottages.

Due to the position of the proposed car port it is considered that the siting, scale and the position of the proposed building and its future use 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 Listed Building

The proposed car port will be located approx. 35m to the north west of the Grade II Listed Farmhouse at Grovelands Farm and used with the associated buildings in its curtilage.

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 building to be of an appropriate design and materials. It is concluded that the proposal will not harm the character of the setting of the listed building or its significance. Their view is accepted and it is considered that the proposal will preserve the special interest of the listed building.

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 car port. During the course of determining this application a Tree Report, Arboricultural Method Statement and supporting Tree Protection measures have been provided by the applicant's agent and these have been reviewed by the Tree Officer.

District Plan Policy DP37 is relevant in the determination of the application. This states:

'The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected.

Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted.

Proposals for new trees, woodland and hedgerows should be of suitable species, usually native, and where required for visual, noise or light screening purposes, trees, woodland and hedgerows should be of a size and species that will achieve this purpose.

Trees, woodland and hedgerows will be protected and enhanced by ensuring development:
o incorporates existing important trees, woodland and hedgerows into the design of new development and its landscape scheme; and

o prevents damage to root systems and takes account of expected future growth; and
o where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management; and
o has appropriate protection measures throughout the development process; and
o takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change; and
o does not sever ecological corridors created by these assets.

Proposals for works to trees will be considered taking into account:

o the condition and health of the trees; and
o the contribution of the trees to the character and visual amenity of the local area; and
o the amenity and nature conservation value of the trees; and
o the extent and impact of the works; and
o any replanting proposals.

The felling of protected trees will only be permitted if there is no appropriate alternative. Where a protected tree or group of trees is felled, a replacement tree or group of trees, on a minimum of a 1:1 basis and of an appropriate size and type, will normally be required. The replanting should take place as close to the felled tree or trees as possible having regard to the proximity of adjacent properties. Development should be positioned as far as possible from ancient woodland with a minimum buffer of 15 metres maintained between ancient woodland and the development boundary.'

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 Tree Protection Plan and Arboricultural Method Statement. With such a condition in place it is considered that the proposal will accord with the aims of District Plan Policy DP37.

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 car port 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 Grovelands Farmhouse 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.

In terms of the impact of the development upon the adjacent trees it is considered that the proposal accords with the aims of District Plan Policy DP37.

Consequently the application is recommended for approval.

Decision: Permission

Case Officer: Anna Tidey