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DATE: 22nd May 2025

Dear Sir/Madam

Reference: DM/25/1294

Proposal: Construction of a single-storey conservatory extension to the west-facing elevation, and a small Kitchen extension to the east elevation. Enhancements to the existing fenestration to include replacement balcony balustrading, window replacement and refurbishments, and a replacement rear door. Internal alterations to all levels. Internal refurbishment works to the existing Annexe, replacement of the existing external Annexe staircase, and replacement of existing Annexe windows. Erection of a traditional Greenhouse structure within the garden. Associated hard and soft landscaping works to comprise new paved terracing, steps, paths, and remodelling of the existing parking area. Replacement driveway entrance gates.

Location: Idlehurst Birchgrove Road Horsted Keynes Haywards Heath

I am writing with regard to the above application.

The Council is required to determine whether the application should be accompanied by an Environmental Impact Assessment in accordance with Regulation 8 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

The site is within the High Weald Area of Outstanding Natural Beauty which is defined as a sensitive area in regulation 2(1). In the opinion of the Local Authority, the proposed development would not be likely to have a significant effect on the environment by virtue of the factors such as its nature, size and location.

Accordingly the Local Authority directs that the development for which planning permission is sought by the application reference number DM/25/1294 is not EIA development. Consequently, no Environment Impact Assessment is required to be submitted with the planning application.

Yours faithfully



Planning Services Division

Ann Biggs
Assistant Director Planning and Sustainable Economy

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Assistant Director Planning and Sustainable Economy

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