

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0859	Case Officer:	Caroline Grist
Application Type:	Householder Application		
Proposal:	Propose to demolish an existing garage and erect a two storey side extension.		
Site:	Woodcot, Brook Street, Cuckfield, Haywards Heath, West Sussex, RH17 5JJ, ,		
Validation Date	28 Mar 2025	Overall Expiry Date:	25 Apr 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	22 May 2025
Target Date:	23 May 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>Joanne Fisher</i>	Date:	22 May 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0859

**Woodcot, Brook Street, Cuckfield, Haywards Heath, West Sussex, RH17 5JJ,
Propose to demolish an existing garage and erect a two storey side extension.
James Patterson**

SUMMARY OF REPRESENTATIONS

No representations have been received in response to this application.

SUMMARY OF CONSULTEES

District Licensing Officer

It is considered that the proposed development would present a low risk to great crested newts and/or their habitats. However, as the development is within the red Impact Risk Zone, as modelled by district licence mapping an informative is recommended.

Drainage Engineer

We have no objection on flood risk grounds.

Any amendments to the drainage on site can be managed via building regulations and building control, as necessary.

PARISH COUNCIL OBSERVATIONS

None received.

INTRODUCTION

Planning permission is sought to demolish an existing garage and erect a two storey side extension.

RELEVANT PLANNING HISTORY

CD/038/83 - New double garage (existing garage to be demolished). Permission.

CD/039/83 - Two storey rear extension and addition to front of garage. Permission.

DM/20/0603 - Part single storey part two storey extensions to North East and North West elevations with loft conversion. Permission.

DM/22/0033 - Demolition of existing garage structure and erection of two storey side extension and basement, with ancillary carport. Withdrawn.

SITE AND SURROUNDINGS

Woodcot is an east facing, two storey detached dwelling. It is constructed of red brick, with a plain tile hipped roof and white upvc windows. The dwelling is characterised by a front facing, gable end and a verandah over the front entrance. It also benefits from a two bay garage to the side of the house, that has a dummy pitched roof. An entrance is also located on the northern elevation.

The site is located outside of the built up area of Cuckfield, within the countryside and the High Weald Area of Outstanding Natural Beauty. To the east of the site is Brook Street, whilst neighbouring dwellings

are located to the north and south. A field is to the west. The property is on higher land than Brook Street.

APPLICATION DETAILS

Planning permission is sought to construct a two storey side extension that would replace the existing attached single storey garage. This would allow for the entrance and staircase to be re-positioned as well as a new room to be created on both the ground and first floors.

An irregular footprint is proposed with an overall depth of approximately 12.2 metres. The entrance section is to be some 5.8 metres deep, set back some 1.3 metres from the front elevation, and 3.5 metres wide. The additional rooms are to be some 7.3 metres wide and 6.4 metres deep. It is to be set back some 0.6 metres from the rear elevation.

With regards to the roof form, the entrance section is to continue the existing hipped roof of the main house. The additional rooms are to have a gable roof that would continue the existing eaves and ridge lines.

The submitted plans also show that a canopy style porch is to be created to the front of the proposed two storey extension. It is to be some 2.9 metres wide and 1.3 metres deep. It is to have a hipped roof that would measure approximately 2.8 metres to the eaves and 4.2 metres to the ridge.

The extensions are to be constructed in materials 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 Ansty, Staplefield and Brook Street 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 the 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.

Ansty, Staplefield and Brook Street Neighbourhood Plan

The Ansty and Staplefield Neighbourhood Plan was formally made on 2nd February 2017.

Relevant policies:

AS3 - High Weald Area of Outstanding Natural Beauty

Other Legislation

Countryside and Rights of Way Act (CRoW) 2000

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

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)

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 AS3 of the Ansty and Staplefield Neighbourhood Plan.

The application site is located in an existing pocket of residential development located around Brook Street. 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 existing built form of the dwelling. As such the proposal would comply with the requirements of policy DP16 of the District Plan, policy AS3 of the Neighbourhood Plan, The High Weald Management Plan and paragraph 189 of the NPPF.

Design and impact on character of the area

One of the objectives of achieving sustainable development is to ensure that proposals *'contribute to protecting and enhancing our natural, built and historic environment'* (para 8, NPPF). In addition, the NPPF states that policies and decisions should contribute to and enhance the natural and local environment by *'recognising the intrinsic character and beauty of the countryside'* (para 187).

As the proposed development is located within the countryside the proposal, 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 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 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 DG50 relates specifically to side extensions and states that:

'Side extensions should normally be subservient to the original dwelling and typically be set-back from the front of the house to help define the original building.

The gaps between dwellings can sometimes positively contribute to articulating (for example, through the consistent rhythm of repeated houses) and adding interest in a street frontage or by providing views / visible connections to the surrounding countryside. Side extensions will therefore need to appropriately respond to the character of the street form and will not normally be accepted where they close an important gap and view'.

The surrounding area is characterised by detached dwellings that are set back within their plots and screened by trees and planting. Whilst there is variety in their design, the properties share a pallet of materials and sit comfortably within this semi-rural setting.

The application seeks planning permission for a two storey side extension. Whilst the proposed addition is to be of a relatively large footprint, it is to be set back from the front elevation and the bulk would increase towards the rear of the house. It is reduced in scale from the previous planning permission and the overall design would respond appropriately to the host dwelling. The proposal would not be readily visible from public vantage points and would not enclose an important gap or view. It is therefore considered that, in this instance, the proposed development would be acceptable in design terms.

The proposal is considered to maintain the character of the countryside.

The proposal is thereby considered to comply with policies DP12 and DP26 of the District Plan, the design principles of the Design Guide, and the requirements of the NPPF.

Impact on neighbouring amenity

Policy DP26 of the District Plan requires developments to demonstrate that it does not cause significant harm to amenities of existing nearby residents (or future occupiers), taking into account matters such as impact on light, privacy and outlook.

The proposed development would be closest to Brook Cottage, which is to the north east of the site. This neighbour is positioned further forward on its plot and the block plan shows that the works would be some 25 metres from the shared boundary. As such, it is therefore considered that the proposed development would not result in a significant loss of light or outlook to this neighbour. Whilst windows are proposed on the side elevation, given the relationship between the two properties it is considered that there would not be any significant overlooking as a result of this development. Due to the residential nature of the proposed development there would not be any significant harm regarding noise, air or light pollution.

The proposal is thereby considered to comply with policy DP26 of the District Plan.

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, the design principles of the Mid Sussex Design Guide, policy AS3 of the Ansty and Staplefield Neighbourhood Plan and the requirements of the NPPF. It is therefore considered acceptable.

Decision: Permission

Case Officer: Caroline Grist