

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0235	Case Officer:	Katherine Williams
Application Type:	Householder Application		
Proposal:	Addition of an ancillary outbuilding, front gates and 1.8m close boarded fence to the front entrance/garden.		
Site:	6 Highfields, Brighton Road, Warninglid, Haywards Heath, West Sussex, RH17 5SY, ,		
Validation Date	29 Jan 2026	Overall Expiry Date:	10 Mar 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	12 Mar 2026
Target Date:	26 Mar 2026	Recommending Officer Signature:	Katherine Williams

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
---	--	-------------------------------	---

Signed and Agreed By:	Steven King	Date:	12 Mar 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0235

**6 Highfields, Brighton Road, Warninglid, Haywards Heath, West Sussex, RH17 5SY,
Addition of an ancillary outbuilding, front gates and 1.8m close boarded fence to the front
entrance/garden.**

Mr Haynes

SUMMARY OF REPRESENTATION

None received

SUMMARY OF CONSULTEES

None received

PARISH COUNCIL OBSERVATIONS

Council have no objection to this planning application providing any ancillary buildings are tied to the main building.

INTRODUCTION

The application seeks planning permission for the erection of an ancillary outbuilding, front gates and 1.8m close boarded fence to the front entrance/garden.

RELEVANT PLANNING HISTORY

DM/25/0761 - Proposed creation of a new vehicular access to serve 6, 9 and 10 Highfields. Granted

SITE AND SURROUNDINGS

The application site is located on the eastern side of Brighton Road, within the countryside and the High Weald Area of Outstanding Natural Beauty.

The locality is characterised by residential properties off the eastern side of Brighton Road, which either face onto this highway or off subsequent cul-de-sacs. The dwellings are of varying designs and forms with boundary hedging and planting adjacent to the highway. To the western side of Brighton Road is the A23.

The application site is located at the southern end of Brighton Road and consists of a dwellinghouse, No. 6 Highfields, a large detailed residential property. The property is set back from the highway and at an elevated position. The access to the property is currently also used by the properties located to the rear of the site, which are accessed along the front of the application dwellinghouse and along the northern side of the property. Planning permission has been granted for a new access off these properties which would extend along the northern side of the property and directly onto Brighton Road (DM/25/0761), however, these works have not yet begun.

APPLICATION DETAILS

The ancillary outbuilding would be located within the rear garden of the property and would have a width and depth of 8.69 metres and 11.72 metres. The building would have a dual pitched roof with an overall height of 4.15 metres and an eaves height of some 2.5 metres. The proposed building would be constructed in grey render, vertical cladding, slate roof tiles and black fenestration.

The building would provide a guest bedroom, bathroom, gym and indoor swimming pool.

The proposed front 1.8 metre high front boundary timber fence would extend across most of the frontage of the property, with an area adjacent the northern boundary to allow the approved separate access for No.s 9 and 10 Highfields. The fence would adjoin the proposed pillars of the entrance gates with a section of fence to the other side of the gates to connect to the existing fenceline.

The pillars would have a height of 1.9 metres and would be rendered in grey with solid timber gates.

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 DPD and Ansty and Staplefield 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

Mid Sussex Site Allocations Document (DPD)

Site Allocations Development Plan Document as adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs 2031.

No relevant policies.

Ansty and Staplefield Neighbourhood Plan (made February 2017)

Relevant policies:

AS3 - High Weald Area of Outstanding Natural Beauty

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 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
DPN2 - Biodiversity Net Gain
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.

National Planning Policy Framework (NPPF) (December 2024)

National Planning Policy Guidance

Other Planning Guidance

High Weald AONB Management Plan 2024-2029

ASSESSMENT

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

- Design and Character
- Impact on the High Weald AONB
- Impact on neighbouring properties
- Biodiversity Net Gain

Design and Character

Policy DP12 of the Mid Sussex District Plan requires *'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:

- *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;*

...

- *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);*

... '

The Mid Sussex Design Guide requires all development to be of a high standard of design.

The proposed building would be of a design, form and scale which is in proportion and appropriate to the existing appearance and character of the dwelling. The building would be located to the rear of the dwelling and therefore would not be visible from the highway. The proposed building would be used for ancillary purposes in relation to the enjoyment of the existing dwellinghouse, and would be located within the existing rear garden of the property with no separate access point.

The proposed front boundary fencing and gates would be visible from Brighton Road, with glimpsing views from the A23. The proposed fencing and gates would set back from the highway and be seen within the context of the existing boundary treatment fencing and gates to No.s 3,4, and 5 Highfields.

Given the existing character of the area, it is considered that the proposed enclosure of the frontage of the property is appropriate and in keeping within the character of the immediate locality.

It is therefore considered that the proposal would be in keeping with the character of the property and the locality.

Impact on the 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.

Mid Sussex District Plan policy DP16 states:

'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;

- *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'

The ethos of these policies is echoed in policy AS3 of the Ansty and Staplefield Neighbourhood Plan.

Paragraphs 189 of the NPPF states that

'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 requiring proposals to conserve and enhance the AONB.

Given the design, form and scale of the proposal in relation to the existing site and materials within the locality it is considered that the proposal would not have an impact on the AONB and would conserve it.

Impact on neighbouring properties

Policy DP26 seeks to ensure 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 (see Policy DP29);'

The closest neighbouring properties are Graftons, which would be some 37 metres to the north of the property and the other residential properties of Highfields (Nos 1, 3, 4 and 5) some 19 metres to the

south of the proposal. Given the significant separation distance, it is considered that the proposal would not cause harm to the amenities of neighbouring properties.

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.

CONCLUSION

In conclusion, the proposal is considered to be appropriate in terms of design, size and scale to the dwellinghouse, would not impact on the character of the countryside or the AONB landscape, and would not cause harm to the amenities of neighbouring properties. Therefore, the proposal complies with Mid Sussex District Plan policies DP12, DP16, and DP26, policy AS3 of the Ansty and Staplefield Neighbourhood Plan and the relevant provisions of the NPPF. The application therefore accords with the Development Plan and is considered acceptable.

Decision: Permission

Case Officer: Katherine Williams