

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0210	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Removal of one ground floor window measuring 1800mm by 1200mm, and replace with rear patio doors measuring by 1800mm by 2100mm. Removal a single patio door and two glazed side panels and replace with rear patio doors measuring 1800mm x 2100mm		
Site:	Hunters End, Black Hill, Lindfield, Haywards Heath, West Sussex, RH16 2HF, ,		
Validation Date	18 Feb 2025	Overall Expiry Date:	21 Mar 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	24 Mar 2025
Target Date:	15 Apr 2025	Recommending Officer Signature:	<i>Catherine Cardin</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	24 Mar 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0210

**Hunters End, Black Hill, Lindfield, Haywards Heath, West Sussex, RH16 2HF,
Removal of one ground floor window measuring 1800mm by 1200mm, and replace with rear patio
doors measuring by 1800mm by 2100mm. Removal a single patio door and two glazed side
panels and replace with rear patio doors measuring 1800mm x 2100mm
Mr And Mrs Stephen Lloyd**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

MSDC Conservation Officer

Hunters End is an unlisted detached house located in a relatively secluded position to the south of Black Hill, within the Lindfield Conservation Area. The house dates from the second half of the 20th century, and is not of any particular architectural merit, although it is broadly sympathetic in some respects of its design to the vernacular buildings within the Conservation Area. I would consider the house itself, on this basis, to make at best a neutral contribution to the character and appearance of the Area, although the gardens within which the house do contribute to the relatively verdant and spacious character of the development to this side of Black Hill.

The current proposal is for alterations to the rear of the house comprising enlargement of a window opening to accommodate French doors, and replacement within a second existing opening of a door with sidelights with a second set of French doors.

Given the nature of the building and the location of the works to the rear of the building, the proposal is not considered contentious in principle. However I note that the proposal is to install aluminium framed doors, whereas the existing windows and doors are uPVC and of a different design. Although in most circumstances we would not support the use of uPVC on buildings within Conservation Areas, here the use of an alternative material means that the proposed doors would not match the fenestration to the remainder of the property in materials or detailed design. I would suggest that this aspect of the proposal is reconsidered to ensure that a consistent appearance is retained.

PARISH COUNCIL OBSERVATIONS

No objection.

INTRODUCTION

Planning permission is sought to replace a ground floor window and door, as well as a window with two sets of double doors.

RELEVANT PLANNING HISTORY

04/02563/FUL- Proposed extension and alterations at the front of the property. Approved.

13/01896/FUL- Single Storey Side Extension. Approved.

DM/24/2753- Replace 2No existing rear ground floor windows with double doors. Refused.

SITE AND SURROUNDINGS

Hunters End is a detached two storey house located at the end of a lane. The application property is constructed of brick, with pantile roof tiles and white uPVC fenestration. The property benefits from a front and rear garden, with off road parking at the front of the property.

The site is situated in the built-up area of Lindfield, within the Lindfield Conservation Area. Neighbouring properties are located to the east, west and south, whilst the lane is located to the north.

APPLICATION DETAILS

The proposal seeks to replace a ground floor window and door, as well as a window with two sets of double doors. The works are proposed to the rear elevation and the openings relate to the ground floor.

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 Lindfield and Lindfield Rural 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:

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.

Neighbourhood Plan

Lindfield and Lindfield Rural Neighbourhood Plan (made 2016).

There are no relevant policies.

Other Material Considerations

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:

DPS1 - Sustainable Design and Construction

DPS6 - Health and Wellbeing

DPB1 - Character and Design

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)

ASSESSMENT

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

- Impact on Heritage Assets and Character and Appearance
- Impact on Neighbouring Properties
- Biodiversity Net Gain

Impact on Heritage Assets and Character and Appearance

Policy DP35 of the Mid Sussex District Plan relates to Conservation Areas and 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:

- *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;*
- *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;*
- *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;*
- *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;*
- *Activities such as markets, crafts or other activities which contribute to the special character and appearance of the conservation area are supported;*
- *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.

Paragraphs 212 - 216 of the NPPF states:

'212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the

asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

213. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

214. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
- and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

216. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'

Policy DP26 of the Mid Sussex District Plan relates to design and character and 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 application site lies within the built-up area of Haywards Heath. Properties along this section of Black Hill are a variety of ages and designs.

The Conservation Officer was consulted on the application and has provided a response. It has been advised that the application property dates from second half of the 20th century is not considered to be of any architectural merit and makes, at best, a neutral contribution to the character and appearance of the Conservation Area. Whilst no objection has been made to the principle of the proposed development, concern has been raised regarding the use of aluminium frames for the doors. It has been recommended that, in this instance, they should match the existing building in terms of materials and design.

It is acknowledged that the proposed patio doors would be of a different design and material to the existing building. No objection has been raised in principle by the Conservation Officer to the proposal. In terms of the detail design, the proportions of the doors would reflect the existing openings on the rear elevation. The application form states that the aluminium is to be white in colour, which would match the existing fenestration. Furthermore, the proposal would not be visible from public vantage points due to screening provided by a mature hedge boundary and a brick wall. As such the wider impact of the development would be very limited. It is therefore considered that the proposal would conserve the appearance of the Conservation Area.

The proposal would therefore accord with the above part of policies DP26 and DP35 of the District Plan.

Impact on Neighbouring Amenities

In terms of impact upon neighbouring amenities, Policy DP26 in part 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 DP29);'*

Due to the nature of the proposal, it would not result in a loss of light or outlook to neighbouring properties.

Given the siting of the proposed doors at the rear of the property, it is not considered that the proposal would cause significant harm to neighbouring amenities in terms of generating undue overlooking or reducing privacy.

In view of the above, the proposed development is deemed acceptable in that it should not cause significant harm to neighbouring amenities, thereby according 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

The proposal is considered to be appropriate in terms of design, size and scale, and would conserve the character and appearance of the Conservation Area and not cause any significant harm to the amenities of neighbouring properties.

In conclusion, the proposal would therefore accord with the requirements of policies DP26 and DP35 of the Mid Sussex District Plan, the Mid Sussex Design Guide SPD and the relevant provisions of the NPPF.

Decision: Permission

Case Officer: Catherine Cardin