

3 Dairy Cottages

Planning Statement

May 2025 Rev 00

Application Site:

3 Dairy Cottages
High Beeches Lane
Handcross
Haywards Heath
West Sussex
RH17 6HQ

1. Introduction

The application relates to 3 Dairy Cottages, located off High Beeches Lane in Handcross, within the High Weald Area of Outstanding Natural Beauty (AONB). The dwelling is outside of the defined built-up area boundary and is therefore classified as being within the countryside for the purposes of planning policy. The property is one of a modest group of dwellings situated in a semi-rural location with vehicular access from High Beeches Lane.

2. Proposal

This application is for a householder planning permission for the erection of a single-storey side and rear extension to provide:

- Two additional bedrooms;
- Expanded living accommodation suitable for multi-generational living;
- A larger, more functional family kitchen;
- An enlarged utility space.

The design also includes a glazed link element to connect the new accommodation, creating a clear but sensitive articulation between the existing dwelling and the proposed extension.

There will be no change to the current parking arrangements, which consist of two off-street parking spaces, in addition to 2 garage parking spaces, in compliance with West Sussex County Council's Guidance on Parking at New Developments (2020).

All proposed bedrooms meet the minimum national space standards.

3. Planning History

There is no known recent planning history on the site relevant to this proposal. The dwelling appears to have remained largely unaltered since its original construction.

4. Planning Policy Context

The proposal is assessed against the development plan for Mid Sussex, comprising the:

- Mid Sussex District Plan (MSDP) 2014–2031;
- Slaugham Neighbourhood Plan;
- Mid Sussex Design Guide SPD;
- West Sussex County Council's Parking Guidance (2020);
- High Weald AONB Management Plan;
- National Planning Policy Framework (NPPF), December 2023;
- Technical Housing Standards – Nationally Described Space Standard (2015).

Relevant local plan policies include:

- DP12, DP15: Countryside Protection and New Homes in the Countryside;
- DP26, DP27, DP30: Design, Space Standards, Housing Mix;
- DP16: High Weald AONB;
- DP21: Transport;
- DP38: Biodiversity;
- DP39, DP41: Sustainable Construction and Flood Risk.

5. Principle of Development

The application site lies outside of the defined built-up area, meaning the proposal is considered within the countryside under MSDP Policy DP12. However, this proposal is not for a new dwelling, but for an extension to an existing home, and as such does not conflict with policies resisting isolated new residential development in the countryside (e.g., DP15).

The extension is required to meet the genuine family needs of the existing occupants, both to accommodate a new baby due in October and enabling intergenerational living,

creating a more functional family home. It is not intended as a standalone dwelling or annexe but forms part of the main residential accommodation.

The proposed development does not represent an overdevelopment or subdivision of the site and is clearly subordinate to the host dwelling.

6. Design and Visual Impact

The extension has been designed to appear sympathetic to the existing cottage, using matching materials and built to a modest scale that preserves the character of the host building.

The proposal accords with DP26 (Character and Design) and the Mid Sussex Design Guide SPD, ensuring a high-quality and context-sensitive solution.

Although located within the High Weald AONB, the development is of an appropriate domestic scale and is not visually intrusive or harmful to the wider rural landscape character. Therefore, the proposal complies with Policy DP16 and the objectives of the High Weald AONB Management Plan.

7. Residential Amenity

Due to the rural setting and separation distances to neighbouring dwellings, there will be no detrimental impact on neighbouring amenity in terms of overlooking, overbearing effect, or loss of privacy. The single-storey form further limits any such risk.

8. Sustainable Design and Construction

The extension will be constructed using modern, efficient materials, and the opportunity will be taken to upgrade insulation and reduce energy consumption throughout the home, consistent with Policy DP39.

9. Access and Parking

There is no change to the access or parking arrangements. Two off-street parking spaces and 2 garage spaces are retained in line with West Sussex County Council's parking guidance.

10. Biodiversity

While the proposed development affects a previously developed residential garden, appropriate consideration will be given to ecological enhancements such as bat boxes, bird boxes, and native planting in accordance with DP38 and the principles of Biodiversity Net Gain (BNG).

11. Technical Housing Standards

All proposed rooms, particularly the two new bedrooms, meet or exceed the minimum internal space standards as set out in the Technical housing standards – nationally described space standard (2015), thus ensuring good living conditions.

12. Conclusion

This application proposes a modest but well-considered extension to an existing rural dwelling to accommodate the needs of a growing, intergenerational family. It respects the character of the countryside and the AONB and accords with the relevant design, biodiversity, and transport policies.

As the proposal:

- Does not create a new dwelling;
- Meets all design and space standards;
- Preserves the character of the AONB and local area;
- Provides essential family accommodation

it is respectfully submitted that the application complies with the development plan and should be approved.

End.