

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0489	Case Officer:	Hamish Evans
Application Type:	Householder Application		
Proposal:	Extension of existing residential property utilising the adjoining property to include internal and external alterations to the existing buildings		
Site:	The Old Woodyard, Slaugham Road, Staplefield, Haywards Heath, West Sussex, RH17 6AP, ,		
Validation Date	27 Feb 2025	Overall Expiry Date:	21 Mar 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	16 Apr 2025
Target Date:	24 Apr 2025	Recommending Officer Signature:	Hamish Evans

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

Signed and Agreed By:	Stephen Ashdown	Date:	17 Apr 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0489

**The Old Woodyard, Slaugham Road, Staplefield, Haywards Heath, West Sussex, RH17 6AP,
Extension of existing residential property utilising the adjoining property to include internal and
external alterations to the existing buildings
Mr Mick Howe**

SUMMARY OF REPRESENTATIONS

No third-party representation letters have been received in respect of this application.

SUMMARY OF CONSULTEES

MSDC Flood Risk and Drainage

No objection.

MSDC Ecologist

No objection subject to conditions.

Southern Water

No objection, provides advice on a Build Over application.

PARISH COUNCIL OBSERVATIONS

Ansty and Staplefield Parish Council

No comment.

INTRODUCTION

The application seeks planning permission to extend the existing dwelling into the existing adjoining building with internal and external alterations at The Old Woodyard Slaugham Road Staplefield RH17 6AP.

RELEVANT PLANNING HISTORY

14/02548/COU. Change of Use of part of rural building to a 2 bedroomed residential dwelling.
Permission

SITE AND SURROUNDINGS

The application site is located within the countryside and the High Weald Area of Outstanding Natural Beauty with the built up area of Handcross located some 1400 metres to the north of the site. The existing dwelling is a single storey semi-detached residential property which is characterised by bare brown brick work walls, brown clay roof tiles and brown uPVC window and door frames. There is a large area of hardstanding located to the north of the existing dwelling which could accommodate some five cars.

To the east of the existing dwelling is the remaining element of the rural building that was not converted as part of the previous application on the site. It consists of a single storey building which is somewhat dilapidated in its appearance. It is characterised by bare brown brick and brown timber clad walls, brown

clay roof tiles and brown uPVC window and door frames. It is considered that this element of the rural building is within the curtilage of the existing dwelling and it is currently being used for domestic storage incidental to the existing dwelling at the site. There is a large clear area to the north of the building that is to be converted which could accommodate three cars.

APPLICATION DETAILS

The application seeks planning permission to extend the existing dwelling into the existing adjoining building. The proposal would result in the whole building becoming one residential property. The proposal would result in a gym, living space and cloakroom at ground floor level within the existing dwelling and a living room, dining area, kitchen, utility room, pantry, office, reading room, bathroom and bedroom at ground floor level within the rest of the rural building that the dwelling is to extend into.

There is a first-floor space within the roof of the existing dwelling and the rest of the existing building. The proposal would result in two bedrooms and one bathroom within the first-floor level of the existing dwelling and two bedrooms each with an en-suite at first-floor level within the rest of the rural building that the dwelling is to extend into.

The proposal seeks to replace an existing northern facing ground floor window within the existing dwelling with a window. Within the rest of the rural building at ground floor in the northern facing elevation the proposal seeks to replace an existing window with a window of increased size, an existing window with a door, the installation of a new window and the replacement of an existing door with a window. The proposal seeks to install two circular roof lights within the north facing roof slope and seeks to partially glaze the roof above the proposed entrance door.

The proposal seeks to replace three windows and one door with similar sized windows and doors and it would replace one door with a window within the ground floor of the east facing elevation. It also seeks to replace an existing door within the gable end east facing elevation with a Juliet balcony and three surrounding windows.

The proposed works are to be characterised by external materials similar in appearance to those used in the existing 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, Site Allocation Development Plan Document (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
DP21 - Transport
DP26 - Character and Design
DP38 - Biodiversity
DP41 - Flood Risk and Drainage

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.

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 - 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:

DPS4: Flood Risk and Drainage

DPN1: Biodiversity, Geodiversity and Nature Recovery

DPC1: Protection and Enhancement of Countryside

DPC4: High Weald Area of Outstanding Natural Beauty

DPB1: Character and Design

DPT4: Parking and Electric Vehicle Charging Infrastructure

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)

The High Weald Area of Outstanding Natural Beauty Management Plan 2024-2029

ASSESSMENT

Character and Appearance and Protection and Enhancement of Countryside

Policy DP12 of the Mid Sussex District Plan seeks to maintain or where possible enhance the quality of the rural landscape character of the District.

Policy DP26 of the Mid Sussex District Plan in part 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 DP27);
- 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.'

A similar ethos is contained within the Mid Sussex Design Guide SPD.

The proposed works would be characterised by external materials similar in appearance to those used within the existing dwelling.

The proposed development does not seek to increase the existing built form at the site and there is an existing residential use on the site. The majority of the proposed openings would replace the existing openings and due to the location of the new openings there would be limited views of them from the surrounding area. The existing site is well screened from public views due to significant tree lines and the topography of the surrounding land.

As such the proposed works are considered to address the character and scale of the existing and surrounding buildings and landscape and it would maintain the quality of the rural landscape character of the District. The existing highways access will remain unchanged which is considered acceptable and the resulting parking arrangement is to be assessed in a subsequent section of this report. As such it is considered to comply with policies DP12 and DP26 of the Mid Sussex District Plan and the Mid Sussex Design Guide SPD.

The building the subject of this application was originally permitted as an agricultural building and it retains the character and appearance you would expect to see of an agricultural building within the countryside setting. To retain this character it is considered reasonable to remove development that is permitted by Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015. This can be done by a suitably worded condition.

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.

Policy 16 of the District Plan and policy AS3 of the Ansty and Staplefield Neighbourhood Plan Neighbourhood Plan require proposals in the AONB to conserve or enhance natural beauty.

Paragraph 189 of the NPPF is also relevant. This 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 proposed works are relatively modest in their nature and the design and character of the proposed works are considered to address the character and appearance of the surrounding area. As such it would not have any adverse impact on the landscape quality of the AONB and the complies with the requirements of policy DP16 of the District Plan, policy AS3 of the Ansty and Staplefield Neighbourhood Plan, High Weald AONB Management Plan 2024-2029 and paragraph 189 of the NPPF.

Ecology

Policy DP38 of the Mid Sussex District Plan states in part that development:

'Protects existing biodiversity, so that there is no net loss of biodiversity. Appropriate measures should be taken to avoid and reduce disturbance to sensitive habitats and species. Unavoidable damage to biodiversity must be offset through ecological enhancements and mitigation measures (or compensation measures in exceptional circumstances)'

Due to the age and nature of the building a Bat Survey Report has been provided with the application and the Council's Ecologist has raised no objection to the proposal subject to the imposition of conditions to secure the mitigation measures proposed, to secure a sensitive lighting design scheme and to secure reasonable biodiversity enhancements. Taking into account the above the proposal is considered to comply with the above part of policy DP38 of the Mid Sussex District Plan.

Transport

Policy DP21 of the Mid Sussex District Plan in part states:

'The scheme provides adequate car parking for the proposed development taking into account the accessibility of the development, the type, mix and use of the development and the availability and opportunities for public transport; and with the relevant Neighbourhood Plan where applicable;'

The West Sussex County Council September 2020 Parking Guidance outlines that for a development of this size in this location 2.7 parking spaces should be provided. It appears that the works would remove two parking spaces at the site due to the indicative landscaping works and it would create three additional bedrooms at the site. As such there would some six off-street parking spaces at the site. Taking into account the above the application is considered to comply with policy DP21 of the Mid Sussex District Plan and the West Sussex County Council September 2020 Parking Guidance.

Flood Risk and Drainage

'Particular attention will be paid to those areas of the District that have experienced flooding in the past and proposals for development should seek to reduce the risk of flooding by achieving a reduction from existing run-off rates.'

The site is located in an area of increased surface water flood risk. The Council's Drainage Engineer had raised no objection to the application and advised that any alterations to the drainage at the site can be managed via building regulations. Southern Water have raised no objection to the proposal. As such the proposal is considered to be acceptable in respect of its impact on flood risk and drainage and it would comply with the above part of policy DP41 of the Mid Sussex District Plan.

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 Policy DP29);'

A similar ethos is contained within the Mid Sussex Design Guide SPD.

There are no existing residential properties within the immediate vicinity of the application site and due to the existing boundary treatment and the position of the proposed openings they would not have any direct views into nearby private amenity spaces. It is considered that the proposal would not cause significant harm to the amenities of nearby residents including taking account of the impact on overlooking and loss of privacy, reduction in sunlight and daylight and a loss of outlook. The proposal is therefore, considered to comply with the above-mentioned part of policy DP26 and the Mid Sussex Design Guide SPD.

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 is considered to address the character and scale of the existing and surrounding buildings and landscape and it would maintain the quality of the rural landscape character of the District. The proposal would also not have any adverse impact on the landscape quality of the High Weald AONB. The proposal would not cause significant harm to the amenities of neighbouring properties, it would have an acceptable impact in terms of flood risk and drainage, biodiversity and highways impact. The application is also exempt from the requirement to provide biodiversity net gain. Therefore, the proposal complies with policies DP12, DP16, DP21, DP26, DP38 and DP41 of the Mid Sussex District Plan, the MSDC Design Guide SPD, policy AS3 of the Ansty and Staplefield Neighbourhood Plan, the West Sussex County Council: Guidance on Parking at New Developments, The High Weald Area of Outstanding Natural Beauty Management Plan 2024-2029 and with the relevant provisions of the NPPF.

Decision: Permission

Case Officer: Hamish Evans