

Delegated Decision

Sign off Sheet

Ref. No:	DM/24/2994	Case Officer:	Andrew Horrell
Application Type:	Householder Application		
Proposal:	Removal of existing conservatory replaced with single storey extension		
Site:	Costells Wood, Lewes Road, Scaynes Hill, Haywards Heath, West Sussex, RH17 7PN, ,		
Validation Date	22 May 2025	Overall Expiry Date:	12 Jun 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	7 Jul 2025
Target Date:	17 Jul 2025	Recommending Officer Signature:	Andrew Horrell

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	8 Jul 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/24/2994

**Costells Wood, Lewes Road, Scaynes Hill, Haywards Heath, West Sussex, RH17 7PN,
Removal of existing conservatory replaced with single storey extension
Mrs Jackie Middleton**

SUMMARY OF REPRESENTATIONS

None received

SUMMARY OF CONSULTEES

MSDC Tree Officer: I have reviewed the Arboricultural Report for this proposal and have no objection.

Please do condition adherence to the Arboricultural Report, in particular with regard to Tree Protection.

Southern Water: Southern water has determined the Flow rate for the above site will remain the same/similar as capacity is not an issue and no southern water assets will be affected. Therefore, Southern water has no objections to this proposal.

PARISH COUNCIL OBSERVATIONS

No comment

INTRODUCTION

Planning permission is sought for the removal of existing conservatory replaced with single storey extension

RELEVANT PLANNING HISTORY

LR/063/88 - Demolition of existing derelict cottage and build new four bedroomed house and garage on same site. (approved)

LR/045/97 - Additional bedroom en-suite and study built above existing garage. (approved)

LR/045/97/AP1 - Amended plans: Additional bedroom en-suite and study built above existing garage. (approved)

SITE AND SURROUNDINGS

Costells Wood is a large detached hipped roofed dwelling in a semi-rural location. The dwelling is characterised by an existing upvc rear conservatory and rear and front dormers. The walls are a mix of face brickwork and hanging tiles and upvc doors and windows.

To the south of the site is the driveway to highway, to the north and west of the site is the garden with woodland beyond and to the east of the site is the driveway to woodland beyond.

The site is outside of the built-up area of Scaynes Hill.

APPLICATION DETAILS

The existing conservatory approximately measures 7.25m in depth, 6.1m in width with a height to eaves of 2.8m and an overall height of 4.25m

The proposed side/rear extension approximately measures 7.4m in depth, 5.75m in width with a height to eaves of 3.1m and an overall height of 3.7m. This will serve a lounge and entertainment room.

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:

DP12 - Protection and enhancement of countryside
DP26 - Character and design
DP37 - Trees, Woodland and Hedgerows

Lindfield and Lindfield Rural Neighbourhood Plan

The Lindfield and Lindfield Rural Neighbourhood Plan was formally made on 23 March 2016
Relevant policies:

None relevant

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:

DPN4 - Trees, Woodland and Hedgerows
DPC1 - Protection and Enhancement of the Countryside
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)

The National Planning Policy Framework (NPPF) 2024 is a material consideration. Paragraphs 8, 11, 131 and 135 are considered to be relevant to this application.

ASSESSMENT

Impact on Countryside Setting

Policy DP12 of the District Plan is relevant to development in rural areas and states, in part:

'The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:

- o it is necessary for the purposes of agriculture; or*
- o it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.'*

Given the domestic nature of the proposal, it is not deemed to be out of character with the countryside location. Therefore, the proposal is seen to comply with DP12 of the Mid Sussex District Plan.

Design and Character

DP26 of the District Plan states, in part:

'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'*

The Design Guide refers to household extensions in Chapter 9.

Principle DG49 states that:

'Extensions should respond to the design of the original dwelling' and 'Extensions should typically use simple, uncomplicated building forms to compliment and coordinate with the scale, form and massing of the original dwelling. The design approach may benefit from coordinating with the existing pattern of window and door openings as well as employing facing materials to match those of the existing dwelling.'

Design Guide Principle DG51 refers to rear extensions and states:

'Rear extensions which are not visible from the street and do not negatively impact on neighbouring properties can be expressed in many forms, including by adopting a contemporary architectural approach. With reference to DG49, they should nevertheless have consideration for the character of the existing building and the relationship of the extension with the side boundaries and adjacent buildings and gardens.'

The proposal is only a modest enlargement of the existing conservatory. It would not be visible from the streetscene, it is subservient to the main dwelling. Whilst the increased use of zinc is noted, this more

contemporary material is not deemed out of character, and as noted above, is encouraged by DG51 of the Mid Sussex Design Guide.

The proposal therefore is considered to comply with DP26 of the Mid Sussex District Plan, principles DG49 and DG51 of the Mid Sussex Design Guide SPD and the relevant paragraphs of the NPPF.

Impact on Neighbouring amenities

In terms of impact on neighbouring amenities, Policy DP26 of the District Plan states that it must be demonstrated that any 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.

Given the fairly isolated location of the property, with the nearest neighbour some 80m from the dwelling the impact on neighbouring amenities is not deemed harmful. Therefore, in terms of neighbouring amenities the proposal complies with DP26 of the Mid Sussex District Plan.

Impact on Trees

DP37 of the Mid Sussex District Plan states:

'The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected.

Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted.

Proposals for new trees, woodland and hedgerows should be of suitable species, usually native, and where required for visual, noise or light screening purposes, trees, woodland and hedgerows should be of a size and species that will achieve this purpose.

Trees, woodland and hedgerows will be protected and enhanced by ensuring development:

- o incorporates existing important trees, woodland and hedgerows into the design of new development and its landscape scheme; and*
- o prevents damage to root systems and takes account of expected future growth; and*
- o where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management; and*
- o has appropriate protection measures throughout the development process; and*
- o takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change; and*
- o does not sever ecological corridors created by these assets.*

Proposals for works to trees will be considered taking into account:

- o the condition and health of the trees; and*
- o the contribution of the trees to the character and visual amenity of the local area; and*
- o the amenity and nature conservation value of the trees; and*
- o the extent and impact of the works; and*
- o any replanting proposals.*

The felling of protected trees will only be permitted if there is no appropriate alternative. Where a protected tree or group of trees is felled, a replacement tree or group of trees, on a minimum of a 1:1 basis and of an appropriate size and type, will normally be required. The replanting should take place as close to the felled tree or trees as possible having regard to the proximity of adjacent properties.

Development should be positioned as far as possible from ancient woodland with a minimum buffer of 15 metres maintained between ancient woodland and the development boundary'.

The Mid Sussex Tree Officer has been consulted on the application and stated that no objection is given to the proposal subject to condition.

The proposed therefore subject to condition is deemed to comply with DP37 of the Mid Sussex 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 to the dwellinghouse and countryside locality, would not harm the amenities of neighbouring properties or trees.

In conclusion, the proposed is considered to comply with policies DP12, DP26 and DP37 of the Mid Sussex District Plan, MSDC Design Guide SPD as well as the requirements of the NPPF.

The application is therefore recommended for approval.

Decision: Permission

Case Officer: Andrew Horrell