

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1305	Case Officer:	Hamish Evans
Application Type:	Householder Application		
Proposal:	Adaption of the approved fenestration to increase the size of the glazing. Addition of 4 velux rooflights		
Site:	The Old Woodyard, Slaugham Road, Staplefield, Haywards Heath, West Sussex, RH17 6AP, ,		
Validation Date	19 May 2025	Overall Expiry Date:	19 Sep 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	2 Oct 2025
Target Date:	14 Jul 2025	Recommending Officer Signature:	Hamish Evans

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	2 Oct 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1305

**The Old Woodyard, Slaugham Road, Staplefield, Haywards Heath, West Sussex, RH17 6AP,
Adaption of the approved fenestration to increase the size of the glazing. Addition of 4 velux
rooflights
Mr Howe**

SUMMARY OF REPRESENTATIONS

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

SUMMARY OF CONSULTEES

None received.

PARISH COUNCIL OBSERVATIONS

Ansty and Staplefield Parish Council

No comment.

INTRODUCTION

The application seeks planning permission to increase the size of previously approved fenestrations and four velux rooflights 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

DM/25/0489. Extension of existing residential property utilising the adjoining property to include internal and external alterations to the existing buildings. 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. Planning application DM/25/0489 granted consent for the entirety of the application building to be used as one dwellinghouse. Slaugham Road is located to the south of the site and the surrounding area is rural in its nature. There is a significant tree line to the south of the site and open countryside located to the north of the site.

APPLICATION DETAILS

The application seeks planning permission to increase the size of previously approved fenestrations and four velux rooflights. Three of the proposed roof lights will be located within the south facing roof slope and one within the north facing roof slope. They would all measure some 0.9 metres in width and 0.9 metres in length.

The proposal would also seek to replace the previously permitted ground floor east facing windows with larger windows. The resulting windows would be in a similar location to the previously approved windows.

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
DP26 - Character and Design

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:

DPC1: Protection and Enhancement of 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)

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 the proposed openings would be of modest scales. The proposed roof lights would not dominate the existing roof slope given their scale and the proposed ground floor windows would replace existing windows. 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. 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.

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 DP16 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 proposal 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.

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 and it would not cause significant harm to the amenities of neighbouring properties. The application is also exempt from the requirement to provide biodiversity net gain. Therefore, the proposal complies with policies DP12, DP16, and DP26 of the Mid Sussex District Plan, the MSDC Design Guide SPD, policy AS3 of the Ansty and Staplefield Neighbourhood Plan, 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