

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2156	Case Officer:	Rachel Richardson
Application Type:	Householder Application		
Proposal:	Proposed double garage and pool house.		
Site:	Renovo House, Whitemans Green, Cuckfield, Haywards Heath, West Sussex, RH17 5DA, ,		
Validation Date	27 Aug 2025	Overall Expiry Date:	9 Feb 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	19 Mar 2026
Target Date:	22 Oct 2025	Recommending Officer Signature:	<i>Rachel Richardson</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Joanne Fisher</i>	Date:	20 Mar 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2156

**Renovo House, Whitemans Green, Cuckfield, Haywards Heath, West Sussex, RH17 5DA,
Proposed double garage and pool house.
Medhurst**

SUMMARY OF REPRESENTATIONS

None.

SUMMARY OF CONSULTEES

MSDC Conservation Officer: No objection subject to conditions

MSDC Tree and Landscape Officer: I have reviewed the updated AIA and TPP and have no objection. The updated location affects less trees and therefore is more suitable. Please condition adherence to these documents.

MSDC Flood Risk and Drainage: No objection and drainage can be managed by building control.

TOWN/PARISH COUNCIL OBSERVATIONS

Cuckfield Parish Council has no objection.

INTRODUCTION

Permission is sought for construction of a double garage and pool house.

RELEVANT PLANNING HISTORY

10/03944 FUL. Internal and external remodelling, to include additional first story with access stairs. Permission 28.02.2011

11/00922/FUL. Demolition of existing structure to ground floor slab. with new build ground floor + additional first floor all as per previously consent. 10/03944. Permission 18.05.2011

11/00923/CON. Demolition of existing structure to ground floor slab. with new build ground floor + additional first floor all as per previously consent. 10/03944, Consent 18.05.2011

12/01851. Home Office. Permission 17.07.2012

SITE AND SURROUNDINGS

Renovo House is a substantial detached contemporary style dwelling located off a shared driveway and to the rear of adjoining houses fronting onto Whitemans Green and detached houses to the east, which are within a cul de sac. The site is flat and within a generous sized plot. The property is set well back into its plot. Boundaries to the east comprises a 1.8m high close boarded fence to the front of the property and hedgerow to the rear. The western boundary comprises about a 3m high white rendered wall and 2m high hedgerow/vegetation behind. The northern boundary is at the front of the application property where there is a separate dwelling and garden building and 3m high boundary wall.

The surrounding area is of suburban character with properties of mixed character in terms of their size and vernacular.

APPLICATION DETAILS

The application proposes the construction of a detached double garage to the front western side of the driveway and a pool/gym building to the rear southeastern side of the property.

The proposed pool house would be situated to the eastern side of the pool. It is an irregular shaped building measuring around 10.6m by 5.6m. However, the northern part of the building is angled and smaller. The building would have a flat roof measuring about 2.8m above ground level. The building will be clad in timber.

Amended drawings have been received for the proposed garage. The proposed garage will be sited on the grass verge adjacent to the driveway on the northwestern side of the house.

The proposed garage measures approximately 6.4m wide by 10m in length and has an overall height of 4.7m above ground level. Three rooflights are proposed on the eastern plane of the roof.

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 Cuckfield 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

DP37: Trees, Woodland and Hedgerows

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

Cuckfield Neighbourhood Plan made on 1st October 2014.

Relevant policies:

CNP1 - Design of New Development and Conservation

CNP10 - Building Extensions Within and Outside the Built Up Area Boundary

Other Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990

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:

DPB1: Character and Design

DPB2: Listed Buildings and Other Heritage Assets

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

The main issues for consideration are design and impact on the character and appearance of the dwelling and Conservation Area, impact on residential amenity and trees.

Design

Policy DP26 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:

- o is of high quality design and layout and includes appropriate landscaping and greenspace;*
- o 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;*
- o creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- o protects open spaces, trees and gardens that contribute to the character of the area;*
- o protects valued townscapes and the separate identity and character of towns and villages;*
- o 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);*
- o creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- o incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- o positively addresses sustainability considerations in the layout and the building design;*
- o 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;*

o optimises the potential of the site to accommodate development.'

Policy CNP10 States:

'Building extension will be permitted where it meets the following criteria:

- a) The scale, height and form fit unobtrusively with the existing building and the character of the street scene.*
- b) Spacing between buildings would respect the character of the street scene.*
- c) Gaps which provide views out of the village to surrounding countryside are maintained.*
- d) Materials are compatible with the materials of the existing building.*
- e) The traditional boundary treatment of an area is retained and, where feasible, reinforced and*
- f) The privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.'*

The NPPF refers to design under chapter 12, achieving well-designed places. Paragraphs 131 and 135 are of particular relevance.

The proposed garage would only be seen against the backdrop of the house as you approach the site and would be set to one side of the property which currently has solid white painted rendered walls. It is an ancillary building which would be subordinate in scale compared to the proportions and bulk or building mass of the house.

It would be positioned up against the hedgerow boundary along the western side of the plot and would not be visible in any street scenes.

The proposed pool building would replace an existing garden building adjacent to the pool. It is a single storey flat roofed building which would not be prominent or even visible from any public vantage point. It will be timber clad and maintain a low profile to the rear of this large property.

As such, in terms of design, the proposed buildings are considered to be acceptable and does meet the criteria of relevant policies and principles mentioned above.

Conservation Area

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states 'In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of conservation preserving or enhancing the character or appearance of that area.

As the application affects a Conservation Area, the statutory requirement to have special regard to the desirability of preserving the area, its setting and any features of special interest must be taken into account when making any decision. In addition, in enacting section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the desirability of preserving the or enhancing the character and appearance of the area should be given 'considerable importance and weight' when the decision taker carries out the balancing exercise, thus properly reflecting the statutory presumption that preservation is desirable.

Policy DP35 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:

- o 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;*
- o 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;*
- o 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;*

o 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;
o Activities such as markets, crafts or other activities which contribute to the special character and appearance of the conservation area are supported;
o New pavements, roads and other surfaces reflect the materials and scale of the existing streets and surfaces in the conservation area.'

Policy CNP1 states:

'New development in accordance with the Neighbourhood Plan will be permitted where it:

- a) Is designed to a high quality which responds to the heritage and distinctive character and reflects the identity of the local context of Cuckfield as defined on Map 3 - Conservation Areas and Character Areas, by way of;*
 - i. height, scale, spacing, layout, orientation, design and materials of buildings,*
 - ii. the scale, design and materials of the public realm (highways, footways, open space and landscape), and*
- b) Is sympathetic to the setting of any heritage asset and*
- c) Follows guidance in the Conservation Area Appraisals and Management Plans, the High Weald AONB Management Plan, and*
- d) Respects the natural contours of a site and protects and sensitively incorporates natural features such as trees, hedges and ponds within the site, and*
- e) Creates safe, accessible and well-connected environments that meet the needs of users, and*
- f) Will not result in unacceptable levels of light, noise, air or water pollution, and*
- g) Makes best use of the site to accommodate development.'*

Paragraphs 212 to 215 of the NPPF considers the potential impacts of the proposed development on the significance of a designated heritage asset, giving great weight to the asset's conservation. This is irrespective of whether the potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The Conservation Officer has commented as follows:

'The application has been amended in respect of the design of the new garage, and to include a new pool house to the rear garden.

Firstly, just as a point of accuracy, I note that there are plans saved against the file which are labelled Existing Plan, Roof Plan and Elevations of Pool House, but in fact these refer to the existing dwelling. This may need to be corrected as it is somewhat misleading. The pool house is a new structure, not a replacement of the existing building.

The proposed garage building has been amended to show the rooflights reduced in size, and a first floor plan is now provided. This aspect of the proposal is now considered acceptable in terms of the design of the building, but the proposed roofing material remains of concern- as far as I can see, the further detail required in this respect has not been provided?

The proposed pool house is, in the context of the extensive gardens of the property, a relatively modest structure. It is a flat roofed building in a contemporary style, which is considered acceptable in the context of the existing house. Subject to detail which could be reserved by condition, including of the proposed facing and roofing materials, this aspect of the proposal is not considered contentious.

In summary the proposal is considered acceptable in terms of its impact on the character and appearance of the Conservation Area, subject to further detail which is required at this stage of the roofing material to the garage.

I would also request a number of conditions should be imposed on any approval which is forthcoming, if the garage roofing material is considered acceptable in principle:

- Details of facing and roofing materials*

- Detailed drawings, at an appropriate large scale, including sections and annotated to show materials and finishes, of the following:
 - typical examples of windows/glazing and external doors, including garage doors
 - typical example of the rooflights to the garage to show relationship with surrounding roofslope
 - typical eaves details
- Rainwater goods and other external pipework to be of painted metal
- Details of hard landscaping material to the pool/pool house area'

Your Officer agrees with the Conservation Officers' comments as set out in the above section on design and character. Any planning permission can include the details by way of planning conditions.

As such, and on this issue alone, the proposed buildings are considered to be acceptable in terms of DP35, CNP1 and the principles in the MSDG and para 215 of the NPPF.

Residential Amenity

Policy DP26 of the District Plan relates to character and design of proposals. Within this there is a requirement that proposals do *'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 test as set out under policy CNP10 of the Neighbourhood Plan requires simply that the privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.

Under section 38(5) of the Planning and Compulsory Purchase Act 2004 if a policy contained in a development plan for an area conflicts with another policy in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published. As such, policy DP26 of the MSDP is considered to take precedence and therefore the test in this instance is whether the development causes significant harm to neighbouring amenities as outlined above.

The MSDC Design Guide SPD is similar in its requirements to the policy criteria above and states:

'Principle DG45: Privacy of existing and future residents

Applicants will need to demonstrate how privacy will be achieved between new and existing developments.

The following elements can have an impact on privacy:

- o The relationship of buildings to each other including the positioning and design of windows and doors;*
- o The topography and relative height of adjacent buildings;*
- o The provision of good noise insulation;*
- o The relationship of the parking, gardens, front defensible space, balconies with the adjacent buildings; and*
- o The position and arrangement of habitable rooms.*

Set-back upper floors, recessed balconies and generous internal courtyards can all help to deliver higher densities whilst respecting privacy. Because they are usually more visible, the privacy of ground floor flats should particularly be considered, and the provision of dedicated private rear gardens will often be necessary.'

The proposed buildings are garden buildings for ancillary purposes. In terms of their proposed use and siting they will not result in significant harm to the amenities of neighbouring properties.

As such, the application proposal is considered to be acceptable having regard to residential amenity and complies with the criteria of relevant policies DP26, CNP10 and national policy contained within the NPPF.

Trees

Policy DP37 states (in part):

'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.'

The Council's Tree and Landscape Officer has no objection to the proposed development subject to a condition for the development to adhere to the recommendations of the AIA and TPP.

The proposed garage has been moved closer to the house to avoid a chestnut tree needing to be pruned, or for it to come under pressure in the future to be removed.

As such, the proposed development will not lead to the damage or loss of trees and or hedgerows and is compliant with policy DP37.

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 proposed development is considered to be acceptable and it is recommended that permission be granted. The proposed development will be compliant with relevant development plan policies as set out above and will also be in accordance with national policy guidance contained within the NPPF.

Decision: Permission

Case Officer: Rachel Richardson