

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0272	Case Officer:	Anna Tidey
Application Type:	Removal/Variation of Condition		
Proposal:	Proposed Variation of condition 2 relating to planning application DM/21/0566 to allow for alterations to approved plans.		
Site:	Bowling Alley Cottage, The Green, Horsted Keynes, Haywards Heath, West Sussex, RH17 7AP, ,		
Validation Date	19 Feb 2025	Overall Expiry Date:	7 May 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	3 Jul 2025
Target Date:	16 Apr 2025	Recommending Officer Signature:	Anna Tidey

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
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Signed and Agreed By:	Stephen Ashdown	Date:	3 Jul 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0272

Bowling Alley Cottage, The Green, Horsted Keynes, Haywards Heath, West Sussex, RH17 7AP, Proposed Variation of condition 2 relating to planning application DM/21/0566 to allow for alterations to approved plans.

Mr Matthew Ollier

SUMMARY OF REPRESENTATIONS

One representation received, which objects to the application, on the following grounds:

- The current c1950's extension to the Grade II Listed Building is not sympathetic to Bowling Alley Cottage. This attractive historic property sits in a Conservation area and in close proximity to other Listed Buildings.
- The LPA should have regard to DP34 and DP35 and the relevant paragraphs of the NPPF. This includes minimising the height and mass of the link extension and ensuring that materials used are sympathetic to those used on the Cottage.
- The Planning Authority should seek to achieve a less dominating link extension building and a more sympathetic treatment for the doors/windows . The proposed aluminium framed treatment jars with the Cottage and is inappropriate.

SUMMARY OF CONSULTEES

Conservation Officer: These applications are for alterations to an approved scheme of alteration and extension to the property, which is a Grade II listed C17th building located within the Horsted Keynes Conservation Area. The historic cottage has substantial extensions to the rear, comprising a c. mid 20th century outbuilding which was later joined to the house by a link extension, and then further extended by an infill kitchen addition between the two, leaving a small courtyard between the kitchen and house which is bounded by the link to one side and a historic external WC and boundary wall to the other.

Planning permission and listed building consent were granted in 2021 for the enlargement of the kitchen extension and partial replacement and enlargement of the existing link extension, internal renovations to the annexe building and a new dormer window, and internal alterations to the historic core of the existing cottage. These permissions have been partly implemented and are considered to be extant.

The currently proposed amendments to the approved scheme are as follows:

- Alterations to the form and footprint of the rebuilt link extension, to remove an approved projection to the southern side, with changes to the elevational treatment to introduce more solid wall over the approved glazing;
- Amendments to the construction of the external wall to the kitchen extension, facing onto the courtyard, from a glazed screen to a solid masonry construction;
- Changes to the approved layout of the annexe;
- Alteration to the southern elevation of the annexe to replace French windows to a large aluminium framed window; and
- Amendments to the approved internal layout of the Cottage.

To consider these proposals in turn:

- The proposed changes to the form and footprint of the link extension remove the approved projection into the garden to the south of the house, so that the building line will be similar to the existing. This is not considered contentious in principle, however the height of the replacement link has increased so that it now sits above rather than below the eaves of the annexe building and rises higher up the

catslide roof to the rear of the original building. This is not considered acceptable due to the adverse impact on the subservience of the link to the cottage and annexe, as well as the fabric of the catslide, and should be reconsidered. Furthermore proposed changes to the elevation to introduce more solidity will add to the apparent bulk of the link as well as reducing the extent to which it allows a visual separation between the house and the bulk of the annexe. The use of aluminium framed windows in place of timber framed also does not relate well to the context. I would also suggest that this should be reconsidered.

- For similar reasons to those given above the proposed amendments to the external wall of the kitchen extension are in my opinion contentious. One of the reasons why this extension was considered acceptable in the context of the existing additions to the building was the lightweight and transparent treatment of this elevation, which reduced the apparent bulk of the addition and mitigated the manner in which it imposes on the existing courtyard space. I would therefore recommend that this aspect of the proposal is also reconsidered.
- The changes to the internal layout of the annexe are not considered contentious.
- The proposed amendment to the southern elevation of the annexe to introduce a large aluminium framed window detracts from the appearance of the building. Although the annexe is relatively modern and is not of a particularly sympathetic design, the form and proportions and the framing material of the proposed window do not relate well to the existing building or the context, and would further detract from the appearance of the annexe and the contribution it makes to the setting of the cottage. Although I would not object to the French windows approved being replaced with a window, the scale, design, glazing pattern and framing material require reconsideration.
- The proposed amendments to the internal works to the main house comprise alterations to the floor plan in the area of the proposed shower room and laundry. These amendments would have no greater impact on the historic fabric or room plan than the approved scheme, and in would fact retain more of the existing layout. This aspect of the proposal is not considered contentious.

Although not consistently shown (in that they do not appear on the elevations), on of the proposed plans shows solar PV panels to the roof of the link extension and kitchen. This appears a fairly extensive installation which has the potential to be quite visually intrusive. We would require more information in order to be able to comment fully, including a more detailed layout to show the number and position of the panels, elevations and sections to show the panels in context, and further details such as a manufacturer's spec. to show the appearance, height and dimensions of the panels themselves.

In summary, although aspects of the proposal are not considered contentious in principle, several elements require reconsideration and/or further information.

As it stands the proposal would be considered detrimental to the special interest of the listed building and to the contribution which it makes to the character and appearance of the Conservation Area. This would fail to meet the requirements of District Plan Policies DP34 and DP35. In terms of the NPPF, the proposal would result in less than substantial harm to each asset- it is not possible to be more exact without a better understanding of the solar PV installation which may (or may not) contribute to this harm.

Further comments: The height of the bulk of the link remains as submitted, so that this aspect of the concerns has not been addressed, although the section attaching directly to the house has been lowered, so that the impact on the historic fabric of the catslide appears to now be as previously approved. Although the elevational treatment has been amended due to the inclusion of a lower, lead clad section adjacent to the house, the issue with relative solidity of the extension remains as previously raised. The proposed aluminium windows are also retained as part of the scheme. These issues therefore remain contentious.

The courtyard facing elevations have also been amended but although the amount of glazing has been increased, the proposal still does not have the lightweight quality of the approved scheme, and the aluminium windows are retained. This aspect of the proposal also therefore remains contentious.

The proposed window has been omitted in favour of French windows similar in design to the approval, which addresses this aspect of the previous comments. However, the French windows continue to be shown with aluminium frames, which remains contentious.

Further comments: The plans have been further revised to increase the amount of glazing to the elevations of the replacement link extension. In my opinion, on balance and given the nature of the existing link, this aspect of the proposal is now acceptable. I do however remain concerned about aspects of the proposed materials, specifically the window/door frames which are now shown as a mix of aluminium and composite. If aluminium was previously approved, as the applicant suggested during our recent meeting, then it would not be reasonable to object to this, but composite will not normally be favourably viewed in the context of a listed building. Hopefully this aspect can however be dealt with by condition, provided that the applicant is aware that we will not accept composite.

Subject to the above, the proposal is now considered to meet the requirements of District Plan Policies DP34 and DP35, and of the relevant paragraphs of the NPPF.

I suggest the following conditions:

- Details of roofing and facing materials
- Detailed drawings, at an appropriate large scale, including sections and annotated to show materials and finishes, of the following;
 - typical examples of new windows and doors (including internal doors to the main house)
 - typical eaves detail to the link extension
- New rainwater goods and any other new external pipework to be of painted metal
- Detailed hard and soft landscaping scheme, or details of the material(s) to extended terrace and steps, as considered appropriate

Replacement rooflight to the rear roof slope of the main house to be a flush fitting, metal framed, conservation style rooflight.

Flood Risk and Drainage: The Flood Risk and Drainage Team have reviewed the information submitted in support of this application. Having reviewed the Flood Risk Assessment provided, we have no objection on flood risk grounds. Drainage can be managed via Building Regulations and Building Control as necessary.

TOWN/PARISH COUNCIL OBSERVATIONS

Horsted Keynes Parish Council: Concern over where the solar panels are to be sited as in the Conservation Area. The Committee would look for the Conservation Officer to advise on whether this application is acceptable.

INTRODUCTION

This application seeks planning permission to amend condition 2 of planning application DM/21/0566 - to allow for alterations to the approved plans.

Works have commenced on part of the approved work. This application relates to the link extension between the Listed Building at Bowling Alley Cottage and the outbuilding sited to the rear.

RELEVANT PLANNING HISTORY

DM/25/0422. Listed Building Consent: Proposed alterations to approved plans relating to Listed Building Consent DM/21/0568. Yet to be determined.

DM/21/0568. Listed Building Consent: Enlargement of kitchen and partial replacement and enlargement of the existing link extensions. Internal renovations to annex including new dormer window. Internal alterations to existing cottage. Approved May 2021.

DM/21/0566. Enlargement of kitchen and partial replacement and enlargement of the existing link extensions. Internal renovations to annex including new dormer window. Internal alterations to existing cottage. Approved May 2021.

SITE AND SURROUNDINGS

This application relates to a Grade II Listed building at Bowling Alley Cottage, which is located off The Green in Horsted Keynes. The site lies within the built up area boundary, washed over by the High Weald AONB designation and is within the Horsted Keynes Conservation Area.

Since the approval of DM/21/0566 the designated Flood risk areas have been reviewed. There are areas at risk of surface water flooding along the southern and eastern elevations of Bowling Alley Cottage.

APPLICATION DETAILS

Planning permission was granted under application DM/21/0566 for internal and external works to enlarge the main dwelling and linked annex building at Bowling Alley Cottage. The works have been commenced to add a new set of French doors and a dormer window in the annexe building. The approved works to the adjoining link section have not commenced. This application seeks to amend the design of that element.

The current application has been submitted under Section 73 of the Town and Country Planning Act and seeks permission to vary Condition 2 of planning application DM/21/0566, which reads as follows:

'Approved Plans

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interest of proper planning.'

This application is made under section 73 of the Town and Country Planning Act 1990 to vary or remove conditions associated with a planning permission. The Act states that *'On such an application the local planning authority shall consider only the question of the conditions subject to which planning permission should be granted, and-*

(a) if they decide that planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted, or that it should be granted unconditionally, they shall grant planning permission accordingly, and

(b) if they decide that planning permission should be granted subject to the same conditions as those subject to which the previous permission was granted, they shall refuse the application.'

The application has been supported by a detailed Summary of modifications statement, which includes a detailed explanation for the proposed changes, including a justification for raising the roof height on the addition, with structural and thermal reasons explained, details of the interface treatment for the abutment of the extension with the catslide roof form on the cottage, comments regarding the degree of glazing in the link addition, mass modelling, window and door finish details and details regarding the French doors (to be retained) and the solar panels (to be removed from the scheme).

During the course of determining the application a supporting Flood Risk Assessment has also been submitted.

Amended plans have been submitted for the link addition as the application has progressed to address design concerns raised by the Conservation Officer. The changes to the scheme include the removal of a 3.4m wide by 4.25m deep timber framed central roof lantern and a wood burning stove flue in the link addition, the introduction instead of a pair of 2.4m wide by 1.1m wide roof lights, the addition of more glazing in the side elevations of the link addition, the introduction of a stepped link section into the

catslide roof to align with the roof height of the former approved scheme and the removal of solar panels from the proposal.

In addition amended plans for the second floor of the cottage have been submitted and clarification sought from the applicant to confirm that no changes are proposed on this level of the property.

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, the Horsted Keynes Neighbourhood Plan and Site Allocation Development Plan Document (DPD).

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.

The following policies are considered relevant when considering this application:

Mid Sussex District Plan

The District Plan was adopted at Full Council on 28th March 2018.

Relevant policies:

DP26 Character and design
DP34 Listed Buildings and Other Heritage Assets
DP35 Conservation Area
DP41 Flood Risk & Drainage

Site Allocations Development Plan Document

The SADPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

There are no policies deemed relevant to this application.

Horsted Keynes Neighbourhood Plan - made May 2023

Policy HK1 Location of new development
Policy HK4 Maintaining Local Character and Good Quality Design
Policy HK5 Infill development and Domestic Extensions
Policy HK6 Conserving Local Heritage
Policy HK9 The High Weald Area of Outstanding Natural Beauty
Policy HK12 Sustainable Drainage System Design and Management

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.

DPS2 Sustainable Design and Construction
DPS4 Flood Risk & Drainage
DPS6 Health and Wellbeing
DPB1 Character and Design
DPB2 Listed Buildings and Other Heritage Assets
DPB3 Conservation Areas
DPN2 Biodiversity Net Gain

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 result of this application would be to issue a new planning permission, so it is not considered necessary to go through all of the original planning issues in this report. The specific changes to the plans that are now proposed are considered below with regards to the design, the impact upon the Conservation Area and the Listed Building.

It is necessary to consider the application against the relevant policies of the development plan and any other material planning considerations.

Design

District Plan Policy DP26 is relevant in the determination of this application. 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:

- * 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 DP29);*
- * 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.'*

Neighbourhood Plan Policy HK4 is relevant, and this states:

'All development should maintain the distinct local character and demonstrate good quality design. This means recognising the significance of the village setting, responding to it, and integrating with local surroundings and landscape context as well as the existing built environment and in particular:

- o achieving high quality design that respects the scale, bulk and character of existing and surrounding buildings; and*
- o ensuring proposals relate to established plot widths within streets where development is proposed, particularly where they establish a rhythm to the architecture in a street; and*
- o using good quality materials that complement the existing palette of materials used within Horsted Keynes; and*
- o demonstrating where possible innovation to achieve low carbon sustainable design (as per policy HK11); and*
- o adopting the principles of sustainable urban drainage, where applicable (as per policy HK12); and*
- o respecting the natural contours of the site and protecting and sensitively incorporating well-established natural features of the landscape including trees, species-rich hedgerows and ponds within the site; and*
- o providing sufficient external amenity space, refuse and recycling storage and car and bicycle parking to ensure a high quality and well managed streetscape.*

New, improved utility infrastructure will be encouraged and supported in order to meet the identified needs of the community.'

Also relevant in the determination of the application is the design guidance contained in the Mid Sussex Design Guide, which seeks good design in house alterations and extensions.

Principle DG49 states:

'Extensions should respond to the design of the original dwelling and applicant will be expected to demonstrate how local character has informed the design proposal. Extensions should also normally be designed to be well integrated with the existing scale, form and massing allow the original building to remain the dominant element of the property whether it has one or several additions.

Extensions should typically use simple, uncomplicated building forms to complement 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. Otherwise it should demonstrate the appropriateness of the alternative approach.

Extensions should not result in a significant loss to the private amenity area of the dwelling.

There are two general approaches to extending a property:

- designing in the style of the existing building by closely matching its facing materials, architectural features, window sizes and proportions; and*
- designing in a contemporary style that takes its cues from key aspects of the existing building that might include its underlying form and proportions, facing materials, window design and other specific architectural features. The success of this approach is particularly reliant on high quality facing materials and finishes, and this will normally need to be demonstrated through detailed elevations and section drawings.*

Both approaches can create successful, well designed extensions that can be mutually beneficial to both the house and the wider area. All extensions and alterations should consider their impact on neighbouring properties (refer to Chapter 8 on residential amenity).'

Principle DG51 of the MSDC Design Guide specifically relates to rear extensions and states that:

'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 principle of the residential extension of Bowling Alley Cottage was found acceptable under planning application DM/21/0566. The accompanying Listed Building Consent was granted under DM/21/0568.

The proposed design amendments that are the subject of the current application represent minor alterations to those approved under the original consent.

The proposed changes have been made to lighten the appearance of the addition, with increased areas of glazing added to the amended plans, to allow the practical construction of the link addition, with a cantilever structural solution to address the issue of its attachment to the Listed Building, to provide a watertight junction and maintain the original roof fabric on the catslide roof.

The proposed design changes accord with the Design Guide principles and are not out of keeping with the design of the original approved scheme, which was accepted to preserve the appearance of the original building.

Consequently the alterations that have been made are considered to accord with the aims of District Plan Policy DP26, Policy HK4 of the Horsted Keynes Neighbourhood Plan and the principles of the Design Guide.

Impact on the Conservation Area

Bowling Alley Cottage is located within the Horsted Keynes Conservation Area, which was established in December 1984.

This application needs to be considered with reference to guidance contained in Paragraphs 207-221 of the NPPF and with regard to the statutory duty of the Council, as the Local Planning Authority, to have special regard to the desirability of preserving the character or appearance of the Horsted Keynes Conservation Area, as set out in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The District Plan contains Policy DP35, which requires development to conserve or enhance the special character and appearance of Conservation Areas. The Policy 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.'

The property is located off the main highway route through the village, but is located on the public access to the Village Hall and allotment gardens road. The cottage can be seen in limited public vantage points from this route.

Bowling Alley Cottage makes a positive contribution to the Conservation Area. The works that are the subject of this application affect the external appearance of the building, but represent a subordinate addition to the original building. The changes that have been made to the approved scheme will complement the original building and will not impact harmfully upon the Conservation Area.

Consequently, it is considered that the proposal would meet the requirements of District Plan Policy DP35, and the relevant paragraphs of the NPPF.

Impact upon Listed Building

Bowling Alley Cottage is a Grade II listed building, dating from the 17th Century.

The Council, as the Local Planning Authority, has a statutory duty to have special regard to the desirability of preserving heritage assets. Listed Buildings and their settings are afforded special protection under the planning regime by virtue of Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (PLBCAA); paragraphs 200-214 of the NPPF and Policy DP34 of the District Plan.

The original determination to permit the addition of a replacement link building took into account the aims of District Plan Policy DP34 and the relevant NPPF guidance.

District Plan Policy DP34 requires development to protect listed buildings and their settings, and states:

'The Council will seek to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the character and quality of life of the District. Significance can be defined as the special interest of a heritage asset, which may be archaeological, architectural, artistic or historic.'

Also relevant is Neighbourhood Plan Policy HK6, which states:

'Development proposals should preserve or enhance the special character and setting of the Horsted Keynes and Birch Grove Conservation Areas, and preserve or enhance the special architectural or historic interest of listed buildings and their settings, and will be assessed against policies DP 34 and DP35 of the Mid Sussex District Plan.'

All planning applications which affect a heritage asset or its setting, should be accompanied by a Heritage Statement, which demonstrates a clear understanding of the heritage significance of the assets affected and which then informs the development of sensitive proposals which meet the statutory requirements for their preservation and enhancement. In particular, development proposals should have regard to the following special features of the two conservation areas:

Horsted Keynes

- o the spacious character of The Green, the attractive groupings of buildings around The Green and the sense of enclosure created by both buildings and landscaping*
- o the variety of age and style of buildings, several of which are listed buildings*
- o the use of traditional and natural building materials*
- o the extensive views of the countryside from within the Conservation Area, especially around St Giles Church and the views of the church from within the village*
- o the hedgerows, trees and banked verges, including those in Church Lane, Bonfire Lane and Wyatts Lane Birch Grove*

o the small triangular green, around which the majority of the buildings are clustered, away from the highway;
o the absence of through traffic resulting in a peaceful and attractive environment.
Development proposals should demonstrate that they have taken into account the potential impact on above and below ground archaeological deposits and to avoid or minimise impacts to sites that may be identified as previously unidentified heritage assets.

Potential impacts should be identified in a supporting Heritage Statement as part of any planning application and any harm or loss of significance will require robust justification in terms of the delivery of public benefits that could not otherwise be provided.'

Detailed comments have been provided by the Conservation Officer on the proposed works during the course of determining the application. The comments are reported above and her views are accepted.

With the agreed recommended planning conditions it is considered that the proposal will preserve the special interest of the listed building, and the character and appearance of the Conservation Area. The proposal will meet the requirements of District Plan Policy DP34, Neighbourhood Plan Policy HK6 and the relevant paragraphs of the NPPF.

Flood Risk and Drainage

The application has been supported by the submission of a Flood Risk Assessment. This has been assessed by the Flood Risk and Drainage Team. No objection has been raised to the proposed development on flood risk grounds, and it has been determined that drainage matters can be managed via Building Regulations. The proposal is therefore considered to accord with the requirements of District Plan Policy DP41 and Neighbourhood Plan Policy HK12.

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.

CONCLUSION

In conclusion, the amended proposal is considered to be appropriate in terms of design and appearance and would not negatively impact on the character and appearance of the dwelling or its setting. The proposal would accord with Policy DP26 of the District Plan, Policies HK4 and HK6 of the Horsted Keynes Neighbourhood Plan and the Design Guide principles.

Consideration has been given to the impact of the changes upon the Conservation Area. The link addition will be subordinate to the original building, is not harmful to the character of the Listed building and will not impact harmfully upon the Conservation Area, and therefore meet the requirements of District Plan Policies DP34 and DP35, and the relevant paragraphs of the NPPF.

Detailed planning conditions will control the detail of the proposed works.

Consequently this application is recommended for approval.

Decision: Permission

Case Officer: Anna Tidey