

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2536	Case Officer:	Katherine Williams
Application Type:	Householder Application		
Proposal:	Proposed first floor rear extension with proposed tile wall hanging at first floor, to match existing. Along the front elevation, ground floor portion of external wall to have a rendered finish with tile hanging at first floor to match tile hanging on rear elevation.		
Site:	Lattenbury, Lewes Road, Horsted Keynes, Haywards Heath, West Sussex, RH17 7DP, ,		
Validation Date	8 Oct 2025	Overall Expiry Date:	6 Nov 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	25 Nov 2025
Target Date:	3 Dec 2025	Recommending Officer Signature:	Katherine Williams

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

Signed and Agreed By:	Stephen Ashdown	Date:	25 Nov 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2536

**Lattenbury, Lewes Road, Horsted Keynes, Haywards Heath, West Sussex, RH17 7DP,
Proposed first floor rear extension with proposed tile wall hanging at first floor, to match
existing. Along the front elevation, ground floor portion of external wall to have a rendered finish
with tile hanging at first floor to match tile hanging on rear elevation.
Mr Mike Palmer**

REPRESENTATION RECEIVED

None received

SUMMARY OF CONSULTEES

None

PARISH COUNCIL OBSERVATIONS

No objection

INTRODUCTION

The application seeks planning permission for a first floor rear extension with proposed tile wall hanging at first floor, to match existing. Along the front elevation, ground floor portion of external wall to have a rendered finish with tile hanging at first floor to match tile hanging on rear elevation.

RELEVANT PLANNING HISTORY

DM/24/1353 - Proposed first floor extension to rear of existing property. Granted
DM/20/1640 - Conversion of existing garage into a spare room as a part of the existing property;
modification of existing garage roof and relocation of roof ridge to above midpoint of garage; insertion of
new window to side elevation of existing garage; modification of front garage doors to include entrance
into new spare room with doors to match existing. Granted
HK/003/82 - Single storey rear extension. Granted
HK/006/74 - Erection of new single garage. Granted

SITE AND SURROUNDINGS

The application property is a two storey detached dwelling located on the eastern side of Lewes Road within the High Weald Area of Outstanding Natural Beauty and built up area boundary of Horsted Keynes. The locality is characterised by dwellings of various forms and designs set back from the highway. The front of the properties has a verdant character with mature front boundary hedging and some properties benefiting from low front boundary walls and fences.

The application property has previously benefited a single storey side extension and a single storey rear extension. The dwellinghouse has a pitched hipped roof with a hipped roof form over the front ground floor bay window and a pitched roof canopy over the front door. The side extension has a front pitched roof with a flat roof to the rear extension. The dwelling is set back from the highway with soft and hard landscaping and front boundary wall and fencing.

The application dwelling is constructed in brick, plain roof tiles and white upvc fenestration.

APPLICATION DETAILS

The proposed first floor extension would be built over part of the existing rear flat roof extension with a width and depth of some 3.7 metres and 4.3 metres and would adjoin the existing two storey rear extension to the property. The extension would have a pitched hipped roof with a central portion of flat roof, to incorporate into the existing roof form of the rear extension.

The proposal also includes the replacement of a first floor northern side window to a new window with a top opening window

The proposal would be constructed in materials to match the existing dwelling with hanging tiles to the elevations. The materials to the front elevation would also be changed from brick to off-white render on the ground floor with tile hanging on the first floor

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, Horsted Keynes Neighbourhood Plan and Site Allocation 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.

Mid Sussex District Plan

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

Relevant policies:

DP16 - High Weald Area of Outstanding Natural Beauty
DP26 - Character and Design

Mid Sussex Site Allocations Document (DPD)

Site Allocations Development Plan Document as adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs 2031.

There are no policies deemed relevant to this application.

Horsted Keynes Neighbourhood Plan (made May 2023)

Relevant policies:

HK4 - Maintaining Local Character and Good Quality Design
HK5 - Infill Development and Domestic Extensions
HK9 - The High Weald Area of Outstanding Natural Beauty

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.

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:

DPS1 - Climate Change
DPS2 - Sustainable Design and Construction
DPC4 - High Weald Area of Outstanding Natural Beauty
DPB1 - Character and Design

National Planning Policy Framework (NPPF) (December 2024)

National Planning Policy Guidance

ASSESSMENT

It is considered that the main issues that need to be considered in the determination of this application are as follows;

- Design and Character
- Impact on the High Weald AONB
- Impact on neighbour amenities

Design and Character

Policy DP26 of the Mid Sussex District Plan 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."*

Policy HK4 of the Horsted Keynes Neighbourhood Plan echoes the ethos of this policy.

Policy HK5 of the Neighbourhood Plan states:

'Proposals for infill development and domestic extensions within the built-up area boundary will be supported where they comply with the following criteria:

- *the spacing between buildings reflects the character of the street scene (in the case of domestic extensions, the scale, height and form must fit unobtrusively with and be subservient to the existing building); and*
- *existing gaps between buildings which provide important views out of the village to the surrounding countryside (as referenced within paragraph 5.29 above) are retained; and*
- *materials are compatible with materials of existing/surrounding buildings; and*
- *suitable access and on-site parking is provided without detriment to neighbouring properties; and*
- *there is no unacceptable harm to the amenity of adjoining residents in respect of access, noise, privacy, daylight, sunlight and outlook is retained.*
- *Preserving and enhancing heritage assets and their wider settings, including conservation areas, listed buildings and areas of archaeological interest (see also policy HK6).*

Development outside the built-up area boundary that complies with policy HK1, including small scale domestic extensions, should also meet the criteria listed above.'

Principle DG49 of the Mid Sussex Design Guide states: *'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. Otherwise it should demonstrate the appropriateness of the alternative approach.'*

Principle DG51 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 proposal would be of a design, form and scale that is in proportion and appropriate to the character of the dwelling. The extension would be located to the rear of the dwelling and would therefore be obscured from public view. The extension would incorporate into the existing form of the dwelling and is considered to be in keeping with the existing character of the area. The proposed changes to the front facade of the dwelling would change the appearance of the property within the streetscene, however, there are other examples of render and hanging tiles in the locality and therefore considered to be in keeping with the existing character of the area.

Impact on the High Weald AONB

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.

Mid Sussex District Plan policy DP16 states:

'Development within the High Weald Area of Outstanding Natural Beauty (AONB), as shown on the Policies Maps, will only be permitted where it conserves or enhances natural beauty and has regard to the High Weald AONB Management Plan, in particular;

- *the identified landscape features or components of natural beauty and to their setting;*

- *the traditional interaction of people with nature, and appropriate land management;*
- *character and local distinctiveness, settlement pattern, sense of place and setting of the AONB;*
- and
- *the conservation of wildlife and cultural heritage.*

Small scale proposals which support the economy and social well-being of the AONB that are compatible with the conservation and enhancement of natural beauty will be supported.

Development on land that contributes to the setting of the AONB will only be permitted where it does not detract from the visual qualities and essential characteristics of the AONB, and in particular'

The ethos of this policies is echoed in policy HK9 of the Horsted Keynes Neighbourhood Plan.

Paragraphs 189 of the NPPF states that

'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 conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas'

A similar ethos is found within the High Weald Area of Outstanding Natural Beauty Management Plan requiring proposals to conserve and enhance the AONB.

Given the design, form and scale of the proposal in relation to the existing site and materials within the locality it is considered that the proposal would not have an impact on the AONB and would conserve it.

Impact on neighbouring properties

DP26 of the Mid Sussex District Plan 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);'*

Policy HK5 of the Horsted Keynes Neighbourhood Plan states that proposals will be supported when it: *'there is no unacceptable harm to the amenity of adjoining residents in respect of access, noise, privacy, daylight, sunlight and outlook is retained.'*

Policy HK5 states that proposals should not "unacceptable harm" amenities of existing nearby residents and future occupants whereas policy DP26 of the MSDP states that development should not cause "significant harm". There is therefore some conflict between the District Plan and Neighbourhood Plan in this respect. 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 9 of the Hassocks Neighbourhood Plan is considered to take precedence and therefore the test in this instance is whether the development causes unacceptable harm to neighbouring amenities as outlined above.

To the southern side is Roxborough. This neighbouring dwelling would be some 5.6 metres from the proposed extension. Due to this distance, it is considered that the proposal would not cause unacceptable harm to the amenities of this neighbour subject to a condition to ensure that the first floor window is obscurely glazed.

On the northern side is Oakview. The proposed extension would be obscured from this neighbouring property by the existing first floor rear extension and would not cause harm to the amenities of this neighbour.

CONCLUSION

In conclusion, the proposal is considered to be appropriate in terms of design, size and scale to the dwellinghouse and locality, protect the settings of the surrounding heritage assets, and would not cause unacceptable harm the amenities of neighbouring properties. Therefore the proposal complies with Mid Sussex District Plan policies DP16 and DP26, policies HK4, HK5 and HK9 of the Horsted Keynes Neighbourhood Plan and with the relevant provisions of the NPPF. The application therefore accords with the Development Plan and is considered acceptable.

Decision: Permission

Case Officer: Katherine Williams