

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1251	Case Officer:	Deborah Lynn
Application Type:	Householder Application		
Proposal:	Single storey side extension to form family annex		
Site:	The Pump House, Wykehurst Park, Colwood Lane, Bolney, Haywards Heath, West Sussex, RH17 5QQ,		
Validation Date	19 May 2026	Overall Expiry Date:	16 Jun 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	9 Jul 2026
Target Date:	14 Jul 2026	Recommending Officer Signature:	Deborah Lynn

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

Signed and Agreed By:	Steven King	Date:	13 Jul 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1251

The Pump House, Wykehurst Park, Colwood Lane, Bolney, Haywards Heath, West Sussex, RH17 5QQ

**Single storey side extension to form family annex
Mr And Mrs Potter**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Southern Water

No objections.

BOLNEY PARISH COUNCIL OBSERVATIONS

No objection.

INTRODUCTION

This application seeks planning permission for a single storey side extension to form a family annexe.

RELEVANT PLANNING HISTORY

04/00236/FUL - Demolition of existing dwelling and the build of a replacement detached, gabled roof 4 bedroom bungalow with loft conversion and garage block. Amended plans received 05.04.04 showing reduction in size, dwelling moved east, existing access closed and additional landscaping. Permission granted 06.07.2004.

05/00821/FUL - Proposed erection of conservatory to the west elevation of the dwelling and side extension to proposed garage. Permission granted 08.07.2005.

SITE AND SURROUNDINGS

The Pump House is a large detached dwellinghouse located within the Wykehurst Park Estate, which lies between Colwood Lane and London Road in Bolney. The dwelling is located to the north of The Coach House and Stables which is a curtilage listed building by virtue of its proximity to Wykehurst Park, a grade II* listed building, which lies further to the south. A further dwelling, Carisbrooke Manor lies to the north.

In terms of planning policy, the site lies within the countryside and the High Weald Area of Outstanding Natural Beauty (AONB). The site also lies within a grade red Great Crested Newt Impact Risk Zone.

APPLICATION DETAILS

Plans show that a single storey side extension is proposed to the northern side of the dwellinghouse. This will wrap around the western rear wall of the dwellinghouse to fall in line with the rear gable projection. The extension will project approximately 3.2 metres beyond the front eastern wall of the house and will measure a total of 15.6 metres long by between 3.8 and 7.35 metres wide.

To the front, the extension is shown to have a gable roof pitched roof that measures approximately 4.4 metres high. A lower crown roof that measures approximately 3.3 metres high is proposed to the rear, with a central roof lantern also proposed.

The extension will be finished with stone cladding and a plain tiled roof to match the existing dwelling. Sliding glazed doors are proposed to both the front and rear elevation of the extension, with a feature glass panel proposed to the apex of the front gable.

The extension will provide a bedroom, shower room and large living room, to be used as annexe accommodation and will be internally accessed from the main house via a door in the utility room. The proposal originally included a kitchen, but this element has now been removed from plans to emphasise that the accommodation will be used in association with the main house.

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 the Bolney 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
- DP15 new homes in the 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.

Bolney Neighbourhood Plan

The Neighbourhood Plan was made on the 21st September 2016.

Relevant policies:

- BOLBB1 built up area boundary
- BOLE2 protect and enhance the countryside
- BOLD1 design of new development and conservation

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 hearings were concluded on the 19th March 2026. The District Plan remains at Examination until the Inspector has published his report, until that time 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:

- DPS2 sustainable design and construction
- DPS6 health and wellbeing
- DPC1 protection and enhancement of the countryside
- DPC3 new homes in the 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)

ASSESSMENT

The main issues deemed relevant to the consideration of this application are:

- Principle of development
- Design and impact on character of area
- Impact upon the High Weald Area of Outstanding Natural Beauty.

Principle of development

The proposed extension would provide additional accommodation to form a family annexe.

Policy DP15 of the District Plan relates to new homes in the countryside and states in part that '*new 'granny annexes' that are physically separate to the dwelling are defined as a new home and are subject to the same requirements as above*'.

The proposed accommodation would be attached to the existing dwellinghouse and internally connected via a door in the utility room. Floor plans as originally submitted included a kitchen within the annexe but this has since been removed to show that the additional accommodation would be used in connection with the main house.

On the basis of the amended drawings provided, the local planning authority is satisfied that the accommodation would be used for ancillary purposes in association with the main house and not as a separate self-contained residential unit.

The proposal therefore accords with policy DP15 of the District Plan and is deemed acceptable in principle.

Design and impact on character of area

As the site lies within the countryside, NPPF paragraph 187 is relevant, stating in part that planning policies and decisions should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside.

This stance is reflected under policies DP12 of the District Plan and BOLBB1 of the Neighbourhood Plan which state that development proposals will be permitted in the countryside provided they maintain or where possible enhance the quality of the rural and landscape character of the District. BOLE2 states that development must demonstrate that it does not have unacceptable impact on the landscape.

Policy DP26 of the District Plan relates to character and design and requires all proposals, including alterations and extensions, to be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside as well as addressing the character and scale of the surrounding buildings and landscape.

BOLD1 of the Neighbourhood Plan requires proposals to be 'designed to a high quality which reflects Bolney's rural nature and responds to the heritage and distinctive character by way of height, scale, spacing, layout, orientation, design and materials of buildings.

The Council's Design Guide SPD is also a material planning consideration with design principles DG49, DG50 and DG51 deemed relevant to this application.

Principle DG49 relates to general principles for extensions and recommends that '*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.'

DG50 relates to front and side extensions and states in part that:

'Side extensions should normally be subservient to the original dwelling and typically be set-back from the front of the house to help define the original building.'

DG51 relates specifically to rear extensions and states the following:

'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 proposed extension is considered acceptable in terms of design, form and scale to the existing dwellinghouse, sitting subserviently against its northern flank wall. Complementary materials should ensure that the proposal blends in with the existing dwellinghouse. Whilst the extension would extend forward of the principal elevation of the house, it is considered that the proposal would appear relatively unobtrusive within the locality, being discreetly sited to the side of the house away from the access drive. Land levels are situated at a significant higher level to the north of the site, with established trees screening the site in views to the north.

The proposal is not considered to affect neighbouring amenities.

In view of the above, the proposal is considered to maintain the rural and landscape character of the district. It therefore accords with policies DP12 and DP26 of the Mid Sussex District Plan and policies BOLBB1, BOLE2

Impact upon High Weald Area of Outstanding Natural Beauty

The application site lies within 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 can be 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.

Paragraph 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 can be found under policy DP16 of the District Plan, which states in part that development 'will only be permitted where it conserves or enhances natural beauty and has regard to the High Weald AONB Management Plan'...

The proposed extension will sit subordinately in relation to the existing house which is nestled within the landscape with land levels to the north and west situated at a significantly higher level. As such, it is not considered that the proposal should appear obtrusive within the wider landscape, thereby ensuring that the proposal conserves the landscape and scenic beauty of the High Weald AONB in accordance with District Plan policy DP16 and NPPF paragraph 189.

Other matters

The site is located approximately 140 metres to the north of the grade II* listed building at Wykehurst Place, a Victorian mansion, and lies adjacent to the north of The Coach House and Stables which is considered curtilage listed by reason of being located within the grounds of Wykehurst Park. The listed mansion at Wykehurst Park is not visible from the application site and consequently the proposal is not considered to affect the setting of the listed building.

Great Crested Newts

The site lies within a designated Great Crested Newt Red Impact Risk Zone which indicates that there is a high risk of Great Crested Newts on the site. Having regard to the residential nature of the proposal and scale of the development, it is not considered that the proposal would have any impact upon newts or their habitat. However, an informative can be attached to the planning consent to advise the applicant on action to be taken should Great Crested Newts be found during construction works.

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 extension is considered acceptable in terms of design, form and scale to the existing dwellinghouse and should not detract from the rural character of the area, preserving the wider landscape and scenic beauty of the High Weald Area of Outstanding Natural Beauty. The proposal therefore accords with policies DP12, DP15, DP16 and DP26 of the Mid Sussex District Plan, policies BOLBB1, BOLE2 and BOLD1 of the Bolney Neighbourhood Plan and relevant paragraphs of the NPPF.

Decision: Permission

Case Officer: Deborah Lynn