

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1015	Case Officer:	Joanne Fisher
Application Type:	Householder Application		
Proposal:	Plain clay, vertical tile hanging to first floor, to the South West Elevation, Partial South East and North West Elevations.		
Site:	Fairfield House, Coombe Hill Road, East Grinstead, West Sussex, RH19 4LY, ,		
Validation Date	17 Apr 2025	Overall Expiry Date:	13 May 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	23 May 2025
Target Date:	12 Jun 2025	Recommending Officer Signature:	Joanne Fisher

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	27 May 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1015

**Fairfield House, Coombe Hill Road, East Grinstead, West Sussex, RH19 4LY, ,
Plain clay, vertical tile hanging to first floor, to the South West Elevation, Partial South East and
North West Elevations.
Mr And Mrs Fox**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

None.

TOWN COUNCIL OBSERVATIONS

No comment.

INTRODUCTION

Permission is sought for the addition of plain clay, vertical tile hanging to first floor, to the south west elevation, partial south east and north west elevations at Fairfield House, Coombe Hill Road, East Grinstead.

RELEVANT PLANNING HISTORY

There is no relevant planning history.

SITE AND SURROUNDINGS

Fairfield House is a detached brick built dwelling with a hipped tiled roof set back and at a higher level than Coombe Hill Road. Set forward of the dwelling is a detached brick built garage and hardstanding for parking.

To the front elevation is a two storey pitched roofed projection with the first floor of this tile hung.

The application site is situated within the countryside and the High Weald Area of Outstanding Natural Beauty as defined in the District and Neighbourhood Plan.

APPLICATION DETAILS

Permission is sought to tile hang the first floor rear elevation and part of the side elevations to wrap around the walls.

The tile hanging is to match the existing tile hanging to the front elevation.

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 East Grinstead 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.

Neighbourhood Plan

The East Grinstead Neighbourhood Plan was made in November 2016.

Relevant policies:

EG1 - Protection of the High Weald AONB

EG3 - Promoting Good Design

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 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.

High Weald Area of Outstanding Natural Beauty Management Plan 2024-2029

The legal framework for AONBs 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'.

National Planning Policy Framework (NPPF) (December 2024)

ASSESSMENT

Design and Impact on character of the area and the HWAONB

One of the objectives of achieving sustainable development is to ensure that proposals '*contribute to protecting and enhancing our natural, built and historic environment*' (para 8, NPPF). In addition, the NPPF states that policies and decisions should contribute to and enhance the natural and local environment by '*recognising the intrinsic character and beauty of the countryside*' (para 180).

As the proposed development is located within the countryside the proposal, Policy DP12 of the District Plan is relevant. The principal aim of Policy DP12 of the District Plan states the: '*countryside will be protected in recognition of its intrinsic character and beauty.*'

The site also 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 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 relates to the High Weald AONB and requires proposals to '*conserve or enhance natural beauty*'. A similar ethos is found in EG1 of the Neighbourhood Plan.

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 Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues.'

In terms of design, Policy DP26 of the District Plan relates to character and design and requires all proposals 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.

Policy EG3 of the Neighbourhood Plan also relates to design and requires in part that proposals are in keeping with the materials of the surrounding area.

Dwellings within Coombe Hill Road comprise of a mixture of materials including tile hanging. The addition of tile hanging to the rear and part side first floor elevations would match the tile hanging to the first floor front pitched element. It is considered that the addition of tile hanging would provide visual interest to the rear elevation breaking up the rear brick elevation. The proposal would not be out of keeping with the character of the area and would preserve the character of the countryside and conserve this part of the High Weald AONB.

The proposal thereby complies with policies DP12, DP16 and DP26 of the District Plan, policies EG1 and EG3 of the Neighbourhood Plan and the requirements of the NPPF.

Impact on Neighbouring Amenities

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 EG3 of the East Grinstead Neighbourhood Plan states that proposals should 'not harm' adjoining neighbours amenity.

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.

Due to the nature of the proposal of adding tile hanging to the existing dwelling, there will be no significant harm to the amenities of surrounding residential occupiers.

The proposal thereby complies with policy DP26 of the District Plan.

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 proposal is considered appropriate in design to the existing dwelling, would preserve the character of the countryside and conserve the High Weald Area of Outstanding Natural Beauty. The addition of tile hanging will not result in significant detriment to the amenities of surrounding occupiers. The application therefore complies with policies DP12, DP16 and DP26 of the District Plan, policies EG1 and EG3 of the Neighbourhood, the High Weald Management Plan 2024-2029 as well as the requirements of the NPPF.

Decision: Permission

Case Officer: Joanne Fisher