

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1217	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Demolish existing timber structure pool house. Replace with new enlarged timber structure pool house outbuilding with tiled pitched roof.		
Site:	Glebe House, Church Hill, West Hoathly, East Grinstead, West Sussex, RH19 4PW, ,		
Validation Date	13 May 2025	Overall Expiry Date:	9 Jul 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	16 Jul 2025
Target Date:	8 Jul 2025	Recommending Officer Signature:	<i>Catherine Cardin</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	16 Jul 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1217

**Glebe House, Church Hill, West Hoathly, East Grinstead, West Sussex, RH19 4PW,
Demolish existing timber structure pool house. Replace with new enlarged timber structure pool
house outbuilding with tiled pitched roof.
Mr And Mrs Turner**

SUMMARY OF REPRESENTATIONS

There were no letters of representation received in response to the current proposal.

SUMMARY OF CONSULTEES

MSDC Trees

No objection.

MSDC Conservation Officer

Glebe House is an unlisted detached house located in extensive gardens to the southeastern edge of West Hoathly, within the Conservation Area. The house is a substantial mid-late 19th century building and was formerly the vicarage to the Grade I listed parish church of St Margaret's, which occupies an elevated position to the west of the valley within which Glebe House sits. There are glimpsed views from the churchyard towards the house and its gardens, which would be regarded as being within the setting of the listed building.

The Council has an adopted character appraisal for the West Hoathly Conservation Area. This comments as follows with respect to Church Hill:

'Character Area 3 - Church Hill including The Old School House, Little Greeting and Weavers Cottages
This Character Area is quite different to the rest of the Conservation Area comprising a small cohesive group of cottages set down in the valley and provides an important attractive rural entrance to the village. The approach to the Conservation Area is a beautiful narrow sunken lane bordered by banks and mature trees...The churchyard, and private gardens built into the eastern facing slope of this valley provide attractive views into and out of this area...

Key characteristics ...

Important attractive rural entrance to the village;

Open spaces and low density development;...

Terraced garden and cemetery on eastern facing slopes with extensive views;

Beautiful valley setting contributing to the attractive views from the Church...'

Both Glebe House itself, which is an attractive period building with some communal value as the former rectory, and its gardens, which are extensive and largely verdant, will be considered to contribute positively to the character and appearance of the Conservation Area, including the semi-rural nature of this key entrance to the village.

St Margaret's is a Grade I listed building dating originally from the 11th century. Its special interest will lie partly in its historical illustrative value as the ancient centre of worship and community for a Sussex village, and also partly in its aesthetic value. The setting of the Church, including both the immediate context of churchyard, and the centre of the historic village to the west, and the wider rural setting to the east, panoramic views over which can be obtained from the church yard, will contribute strongly to this special interest and how it is appreciated. The application site forms part of that rural setting.

The current proposal is for the demolition of an existing pool house to the southwest of the house, and construction of a replacement building on an enlarged footprint.

The existing pool house is a relatively modern structure which is not of any particular interest and appears slightly run down. Its replacement is not considered contentious in principle. The proposed replacement building is slightly larger than the existing, but arguably of an improved design. The facing and roofing materials are also considered sympathetic subject to detail. Although there will be some loss of garden area, this will be relatively minor, and on balance it is considered that the character and appearance of this part of the Conservation Area will be preserved. This is subject to confirmation that the large tree (I believe it is a lime?) adjacent to the site is not adversely affected- trees are an important contributor to the Area's character.

In terms of the impact on the setting of the Grade I listed church, the pool and pool house are likely to be visible from the churchyard which forms its immediate setting, especially in winter. However, the pool house is unlikely to be particularly prominent in these views, due to distance and screening, and is, as above, of an improved design. The proposal is therefore considered not to have an adverse impact on the setting of the listed building.

The proposal therefore meets the requirements of District Plan Policies DP34 and DP35 and the relevant paragraphs of the NPPF.

I would recommend the following conditions:

- Details of roofing and facing materials
- Detailed drawings, at an appropriate large scale, to include sections, and annotated to show materials and finishes, of the following:
 - Typical examples of windows and external doors
 - Typical eaves detail
- Rainwater goods and other external pipework to be of painted metal.

Nature Space

No objection.

PARISH COUNCIL OBSERVATIONS

No objection.

INTRODUCTION

Planning permission is sought to replace an existing timber structure pool house with a new enlarged timber structure pool house outbuilding.

RELEVANT PLANNING HISTORY

07/03920/REM- Erection of one dwelling and garage. Permission.

08/02012/LDC- Use of land as residential curtilage serving Glebe House. Refused.

08/03868/LDC- The use of the land for residential purposes ancillary to Glebe House. Permission.

10/00151/EOT- To extend the time limit for implementation of 07/03920/REM - Erection of one dwelling and garage. Permission.

DM/15/2277- Erection of single detached dwelling together with driveway and associated hard and soft landscaping. Permission.

DM/16/4803- Construction of a detached garage building with accommodation over. Permission.

DM/21/3366- Partial demolish of two-storey side extension and erect three-storey extension. Internal alterations, roof alterations and replacement windows to existing dwelling (Amended plans received 01/03/2022). Permission.

SITE AND SURROUNDINGS

Glebe House is a three-storey detached dwelling. It has white render to the ground floor and hanging tiles to the first-floor elevation. The property benefits from an extensive wrap around garden, off street parking, and outdoor pool with associated pool house which lies to the southwest of the property. The property sits in an elevated position and the site slopes to the south.

The property lies within the built-up area of West Hoathly and within the West Hoathly Conservation Area. It also lies within the High Weald Area of Outstanding Natural Beauty. Neighbouring properties are located to the west and north.
Highway is located to the north.

APPLICATION DETAILS

The application seeks to demolish an existing timber pool house and replace this with an enlarged timber structure pool house. This would measure some 5.5 metres in width and some 9.4 metres in depth. This would have a pitched roof with a height to the eaves of some 2.5 metres and a height to the ridge of some 4.5 metres. The roof would have plain tiles to match the existing dwelling. The outbuilding would have anthracite grey powder coated aluminium windows on the side (western and eastern) elevations and bifold doors on the front (southern) elevation. It is also proposed to install two oak posts on staddle stones to the front (southern) 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 West Hoathly 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:

DP16 - High Weald Area of Outstanding Natural Beauty

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

West Hoathly Neighbourhood Plan made in 2015.

Relevant policies:

No relevant policies.

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:

- DPS1 - Climate Change
- DPS2 - Sustainable Design and Construction
- DPB1 - Character and Design
- DPB3 - Conservation Areas
- DPC4 - High Weald Area of Outstanding Natural Beauty
- DPN4 - Trees, Woodland and Hedgerows

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

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

- Impact on Heritage Assets and Character and Appearance
- Impact on the High Weald AONB
- Impact on trees
- Neighbouring Amenities
- Biodiversity Net Gain

Impact on Heritage Assets and Character and Appearance

The site is located within the West Hoathly Conservation Area, as designated in 1972. A Conservation Area is defined as an area of "special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance".

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.*'

Policy DP35 of the District Plan 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;*

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. Development will also protect the setting of the conservation area and in particular views into and out of the area. New buildings of outstanding or innovative design may be acceptable in conservation areas provided that their impact would not cause material harm to the area."*

Paragraphs 212 - 215 of the NPPF states:

'212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

213. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

214. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*

and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.

215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

Policy DP26 of the Mid Sussex District Plan relates to design and character 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.'*

The Mid Sussex Design Guide SPD also provides advice for extensions to dwellings. Principle DG49 states that:

'Extensions should respond to the design of the original dwelling and applicants 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 allowing the original building to remain the dominant element of the property whether it has one or several additions.'

The below assessment is made whilst being mindful of this guidance and having regard to the statutory duty of the Council, as the Local Planning Authority, to have special regard to the desirability of preserving the heritage asset (the Lucastes Conservation Area), the site being within its boundary, and any features of special interest, as set out in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Planning permission is sought to replace an existing timber pool house outbuilding with a new enlarged timber structure pool house outbuilding. The Conservation Officer was consulted on the application and has provided a response. It has been advised that the application property dates from the mid-late 19th century and that the property and gardens are considered to contribute positively to the character and appearance of the Conservation Area. The Conservation Officer considers that the existing pool house is a relatively modern structure which is not of any particular interest and appears slightly run down. The Conservation Officer considers that the proposed facing and roofing materials are sympathetic and that the design is an improvement on the existing. This view is shared. They also note that the loss of some of the garden area is considered minor. The Conservation Officer has not raised an objection to the proposal and has recommended that conditions relating to the proposed materials should be attached to any planning permission.

It is noted that the Conservation Officer considers that the proposal falls within the setting of the listed St Margaret's Church, although does not consider that it would have any adverse impact on its significance. Given the distance involved, and the nature of the proposal, it is not considered in this instance that the proposal falls within the setting of the listed church.

The proposal is therefore considered to address the character of the existing dwelling, the surrounding buildings and would not harm the character or appearance of the West Hoathly Conservation Area. The proposal is therefore deemed to comply with the above part of policies DP26 and DP35 of the District Plan, and principle DG49 of the Mid Sussex Design Guide SPD.

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.

Paragraph 189 of the NPPF states:

'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.'

Policy DP12 in the District Plan seeks to protect the character of the countryside and states that development will be permitted where it maintains or where possible enhances the quality of the rural and landscape character of the District and is supported by a specific policy reference in the District Plan, Neighbourhood Plan or Development Plan Document. In this case policy DP26 is the relevant policy that supports high quality development.

The application relates to replacing an outbuilding. It is situated within the built-up area of West Hoathly. As such the proposal would not form an isolated development within the wider landscape. Due to the development being a replacement of an existing building, it is not considered to have an adverse impact on the overall landscape quality of the AONB.

As such the proposal would comply with the requirements of Policy DP16 of the District Plan, The High Weald AONB Management Plan and paragraph 189 of the NPPF.

Impact on trees

Policy DP37 of the Mid Sussex Plan relates to trees and states:

'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.

Trees, woodland and hedgerows will be protected and enhanced by ensuring development:

- o incorporates existing important trees, woodland and hedgerows into the design of new development and its landscape scheme; and*
- o prevents damage to root systems and takes account of expected future growth; and*
- o where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management; and*
- o has appropriate protection measures throughout the development process; and*
- o takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change; and*
- o does not sever ecological corridors created by these assets.*

Proposals for works to trees will be considered taking into account:

- o the condition and health of the trees; and*

- o *the contribution of the trees to the character and visual amenity of the local area; and*
- o *the amenity and nature conservation value of the trees; and*
- o *the extent and impact of the works; and*
- o *any replanting proposals.*

The felling of protected trees will only be permitted if there is no appropriate alternative. Where a protected tree or group of trees is felled, a replacement tree or group of trees, on a minimum of a 1:1 basis and of an appropriate size and type, will normally be required. The replanting should take place as close to the felled tree or trees as possible having regard to the proximity of adjacent properties.

Development should be positioned as far as possible from ancient woodland with a minimum buffer of 15 metres maintained between ancient woodland and the development boundary.'

A total of 3 trees are in proximity of the proposed extension. The MSDC Tree Officer was consulted on the application and considered the proposal. No objection has been raised providing a condition is included to secure the submitted Tree Survey, Arboriculture Impact Assessment and the Tree Constraints 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 to be appropriate in terms of design, size and scale to the dwellinghouse and locality, and would not cause harm to the West Hoathly Conservation Area or to the amenities of neighbouring properties.

In conclusion, the proposal complies with Mid Sussex District Plan policies DP16, DP26, DP35 and DP37 and the relevant provisions of the NPPF. The application is therefore recommended for approval

Decision: Permission

Case Officer: Catherine Cardin