

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0896	Case Officer:	Andrew Horrell
Application Type:	Householder Application		
Proposal:	Refurbishment of an existing dwelling, conversion of existing accommodation and carport.		
Site:	Greenworld, Cansiron Lane, Ashurst Wood, East Grinstead, West Sussex, RH19 3SD, ,		
Validation Date	15 Aug 2025	Overall Expiry Date:	2 Dec 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	3 Dec 2025
Target Date:	10 Oct 2025	Recommending Officer Signature:	Andrew Horrell

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

MID SUSSEX DISTRICT COUNCIL

DM/25/0896

**Greenworld, Cansiron Lane, Ashurst Wood, East Grinstead, West Sussex, RH19 3SD,
Refurbishment of an existing dwelling, conversion of existing accommodation and carport.
Mr Mike Constantinou**

SUMMARY OF REPRESENTATIONS

One letter of objection has been received on the following grounds:

- Damage caused to road by vehicles

SUMMARY OF CONSULTEES

West Sussex Naturespace: There would be no likely impact on great crested newts or their habitats

Essex CC Place Services Ecology: No objection subject to conditions

VILLAGE COUNCIL OBSERVATIONS

No objection

INTRODUCTION

Planning permission is sought for the Refurbishment of an existing dwelling, conversion of existing accommodation and carport.

RELEVANT PLANNING HISTORY

None relevant

SITE AND SURROUNDINGS

Greenworld is a pitched roofed detached bungalow on a private access track off Cansiron Lane serving Greenworld, Tangetrees and Heatherlands. The walls are a mix of face brickwork and upvc cladding with upvc doors and windows. The dwelling is characterised by an existing side lean to canopy.

There is a distinct slope within the rear garden from east to west.

To the north of the site is woodland to garden of neighbouring Highway beyond, to the south of the site is woodland to fields beyond, to the west of the site is the sloped rear garden with woodland beyond and to the east is the driveway to the access track beyond.

The site is outside of the built-up area of Ashurst Wood and within the High Weald AONB.

APPLICATION DETAILS

The existing car port to be removed measures approximately measures 6.5m in maximum depth, 6.3m in maximum width with a height to eaves of 2.7m and an overall height of 3.5m.

The existing utility room sauna to be removed approximately measures 2.25m in depth, 3.8m in width with a flat roofed height of 2.6m.

The flat roofed link to the proposed two storey extension approximately measures 8.4m in depth, 1.3m in width with a height of 2.5m.

The proposed two storey side extension approximately measures 11.5m in depth, 6.1m in maximum width with a height to eaves of 3.35m and an overall height of 5.75m . This will serve a studio and WC on the lower ground floor, a utility room on the ground floor and a master bedroom and en-suite on the first floor. This to be ancillary to the main dwelling. It will be characterised by timber cladding, metal windows and slate roof tiles.

Other external and internal alterations include the creation of a home office with the installation of new rear windows and bi-fold doors. The existing brickwork is to be changed to off white painted render.

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 Ashurst Wood 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
DP38 - Biodiversity

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.

Ashurst Wood Neighbourhood Plan

The Ashurst Wood Neighbourhood Plan was made on 30 June 2016.
Relevant Policies:

ASW1 - Protection of the Countryside
ASW14 - Design and Character

Other Material Considerations

Mid Sussex District Plan 2021-2039 Consultation Draft

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:

DPN1 - Biodiversity, Geodiversity and Nature Recovery
DPC1 - Protection and Enhancement of the Countryside
DPC4 - High Weald 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.

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

National Planning Policy Framework (NPPF) (December 2024)

The National Planning Policy Framework (NPPF) 2024 is a material consideration. Paragraphs 8, 11, 131, 135 and 189 are considered to be relevant to this application.

Protection and Enhancement of the Countryside

DP12 of the Mid Sussex District Plan in part states:

'The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:

- *it is necessary for the purposes of agriculture; or*
- *it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.'*

ASW1 of the Ashurst Wood Neighbourhood Plan has a similar ethos.

Given the domestic nature of the proposal, it is therefore considered to protect the intrinsic character and beauty of the countryside.

Due to the above, the proposal complies with DP12 of the Mid Sussex District Plan and ASW1 of the Ashurst Wood Neighbourhood Plan.

Character and Design

DP26 of the 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;
- 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'

ASW14 of the Ashurst Wood Neighbourhood Plan has a similar ethos and states:

'All new development (including extensions and additions to individual properties) must demonstrate good quality design and respect the existing character and appearance of the surrounding area. All proposals will be expected to identify how they address the local surroundings and landscape context by:

- (a) Using design that respects the scale and character of existing and surrounding buildings with reference to the Character Assessment; and*
- (b) Demonstrating that the design of the particular development has addressed and protected the positive features of the character of the local area; and*
- (c) Using materials which are compatible with the materials of the host or surrounding buildings; and*
- (d) Respecting established building lines where relevant and using green hedging and / or trees for highway boundaries wherever possible and in keeping with the existing streetscape; and*
- (e) Ensuring safe access for pedestrians, cyclists and other road users; and*
- (f) Providing adequate refuse and recycling storage incorporated into the scheme to minimise visual impact; and*
- (g) Adopting the principles of sustainable drainage where appropriate; and*
- (h) Providing private garden amenity space proportionate to the size of the dwelling; and*
- (i) Providing off-street parking space in accordance with Policy 21 and ensuring that garages reflect the architectural style of the house they serve and are set back from the street frontage wherever possible to reflect the local character and context. Parking should be positioned between dwellings, rather than in front, so it is not prominent in or does not dominate the street scene to the detriment of local character; and the visual impact of parking areas should be minimised wherever possible by the use of alternative surfaces and screening; and*
- (j) Ensuring that the living conditions of adjoining residents (including privacy, daylight, sunlight and outlook) are safeguarded; and*
- (k) Ensuring that lighting schemes will not cause unacceptable levels of light pollution particularly in intrinsically dark areas'*

DG49 relates to extensions generally and states:

'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.'

Principle DG50 of the Mid Sussex Design Guide relates specifically to side extensions and states:

'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.'

The gaps between dwellings can sometimes positively contribute to articulating (for example, through the consistent rhythm of repeated houses) and adding interest in a street frontage or by providing views / visible connections to the surrounding countryside. Side extensions will therefore need to appropriately respond to the character of the street form and will not normally be accepted where they close an important gap and view'.

The streetscene is characterised by extended dwellings, Tangletrees (GR/079/96 and 04/01966/FUL) and Heatherlands (04/00360/FUL and DM/23/3087).

Whilst new more contemporary materials are to be installed (timber cladding, painted render, slate roof tiles and metal windows) they will not be out of character with the varied appearance of the streetscene.

The proposed two-storey side extension does exceed the height of the existing dwelling. However it would only be negligibly taller than the existing dwelling but with the subservient flat roofed link this means it will be viewed more akin to an ancillary building (garage or such like) rather than an extension.

As noted above, there are several extensions within the neighbouring properties and surrounding area that are of a similar scale and design to those proposed. Taking into account the above the proposed works are considered to address the scale and character of the existing buildings and landscape. The existing highways access and parking arrangement will remain unchanged and are considered acceptable.

The ancillary use will be conditioned to prevent overdevelopment of the site.

Therefore, the application is considered to comply with the above part of policy DP26 of the Mid Sussex District Plan, policy ASW14 of the Ashurst Wood Neighbourhood Plan and principles DG49 and DG50 of the Mid Sussex Design Guide SPD

Impact on the High Weald AONB

The site is located 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 2000 (CRoW Act) which at Section 82 reaffirms the primary purpose of AONBs: to conserve and enhance natural beauty. Section 84 of the CRoW Act 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 Mid Sussex District Plan 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 should not adversely affect the views into and out of the AONB by virtue of its location or design.'

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 and the Broads 66. 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.'

Given the domestic nature of the proposal, it would not converse the scenic beauty of the High Weald AONB.

As such it would not have any adverse impact on the landscape quality of the AONB and it complies with the requirements of policy DP16 of the District Plan, High Weald AONB Management Plan 2024-2029 and paragraph 189 of the NPPF as the character of the AONB would be conserved.

Ecology

Policy DP38 of the Mid Sussex District Plan states:

'Biodiversity will be protected and enhanced by ensuring development:

- Contributes and takes opportunities to improve, enhance, manage and restore biodiversity and green infrastructure, so that there is a net gain in biodiversity, including through creating new designated sites and locally relevant habitats, and incorporating biodiversity features within developments; and*
- Protects existing biodiversity, so that there is no net loss of biodiversity. Appropriate measures should be taken to avoid and reduce disturbance to sensitive habitats and species. Unavoidable damage to biodiversity must be offset through ecological enhancements and mitigation measures (or compensation measures in exceptional circumstances); and*
- Minimises habitat and species fragmentation and maximises opportunities to enhance and restore ecological corridors to connect natural habitats and increase coherence and resilience; and*
- Promotes the restoration, management and expansion of priority habitats in the District; and*
- Avoids damage to, protects and enhances the special characteristics of internationally designated Special Protection Areas, Special Areas of Conservation; nationally designated Sites of Special Scientific Interest, Areas of Outstanding Natural Beauty; and locally designated Sites of Nature Conservation Importance, Local Nature Reserves and Ancient Woodland or to other areas identified as being of nature conservation or geological interest, including wildlife corridors, aged or veteran trees, Biodiversity Opportunity Areas, and Nature Improvement Areas.*
- Designated sites will be given protection and appropriate weight according to their importance and the contribution they make to wider ecological networks.*

Valued soils will be protected and enhanced, including the best and most versatile agricultural land, and development should not contribute to unacceptable levels of soil pollution.'

Paragraph 193 of the NPPF states:

'When determining planning applications, local planning authorities should apply the following principles:

- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*
- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;*
- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and*
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.'*

The Council's Ecologist consultants have been consulted on the application and considered that the proposal is acceptable on ecology terms subject to conditions. This is agreed with by the officer. It is therefore considered that this proposal would also comply with the aims of policy DP38 of the Mid Sussex Plan and the NPPF.

Impact on Neighbouring amenities

In terms of impact on neighbouring amenities, Policy DP26 of the District Plan states that it must be demonstrated that any 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.

Policy ASW14 of the Ashurst Wood Neighbourhood Plan in part states:

'(j) Ensuring that the living conditions of adjoining residents (including privacy, daylight, sunlight and outlook) are safeguarded'

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 DP26 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.

Whilst the creation of a first floor, there is the potential for the increased level of overlooking towards neighbouring properties, however, the first floor side windows serve a WC and a landing and the front facing window serves an en-suite and will be obscure glazed. Coupled with this, given the relationship between the proposal and neighbouring properties which are at the closest point some 20m from Tangletrees, some 80m from Heatherlands and 50m from Highway there will be no impact on light, overlooking and privacy.

Therefore, the proposal is deemed to comply with DP26 of the Mid Sussex District Plan and ASW14 of the Ashurst Wood Neighbourhood Plan.

Parking Provision

As a parking space within the existing garage is to be lost and a new bedroom is proposed, parking standards has to be assessed.

West Sussex County Council Guidance on Parking sets out the minimum parking standards for residential houses. For a 4-bed property in this location in Ashurst Wood 2.7 parking spaces should be provided.

Within the existing driveway, there is parking that provides for at least three off street parking spaces and therefore the proposal has sufficient parking provision.

Therefore, the proposal will accord with the WSCC parking standard requirements for a 4-bed house in this location and would comply with DP21 of the Mid Sussex 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.

Other

A neighbour has commented on the impact of construction vehicles on the road surface, this is a private rather than a planning matter and therefore cannot be considered especially given its short-term impact of the disruption.

PLANNING BALANCE AND CONCLUSION

In conclusion, the proposal is appropriate in terms of design and will not negatively impact on the wider appearance of this property, its countryside location, its immediate setting, or the High Weald Area of Outstanding Natural Beauty, will not harm neighbouring amenities and will provide sufficient parking provision.

It therefore complies with Policies DP12, DP21, DP16 and DP26 of the District Plan, ASW1 and ASW14 of the Ashurst Wood Neighbourhood Plan, the MSDC Design Guide, West Sussex Parking Standards Guidance, The High Weald Area Management Plan and the requirements of the NPPF.

Decision: Permission

Case Officer: Andrew Horrell