

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0870	Case Officer:	Hamish Evans
Application Type:	Householder Application		
Proposal:	Proposed replacement of 11 existing single-glazed timber sash windows, 1 triple casement window, and 6 double casement windows with like-for-like timber replacements incorporating slim-profile double glazing.		
Site:	The Old Rectory, Church Lane, Twineham, Haywards Heath, West Sussex, RH17 5NR, ,		
Validation Date	27 Apr 2026	Overall Expiry Date:	17 Sep 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	16 Sep 2026
Target Date:	22 Jun 2026	Recommending Officer Signature:	Hamish Evans

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	17 Sep 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0870

**The Old Rectory, Church Lane, Twineham, Haywards Heath, West Sussex, RH17 5NR,
Proposed replacement of 11 existing single-glazed timber sash windows, 1 triple casement window, and 6 double casement windows with like-for-like timber replacements incorporating slim-profile double glazing.
Mr Mark Hatcher**

SUMMARY OF REPRESENTATIONS

No third-party letters of representation have been received.

SUMMARY OF CONSULTEES

MSDC Conservation Officer

No objection, subject to conditions.

PARISH COUNCIL OBSERVATIONS

Twineham Parish Council

Supports the application.

INTRODUCTION

The application seeks planning permission for the replacement of 11 single glazed timber sash windows, 1 triple casement window and 6 double casement windows with like-for-like timber replacements with slim-profile double glazing at The Old Rectory Church Lane Twineham RH17 5NR.

RELEVANT PLANNING HISTORY

DM/26/0871. Proposed replacement of 11 existing single-glazed timber sash windows, 1 triple casement window, and 6 double casement windows with like-for-like timber replacements incorporating slim-profile double glazing. Pending consideration.

SITE AND SURROUNDINGS

The application site is located within the countryside and the Neighbourhood Plan area of Twineham. The main dwelling is a residential two-storey detached Grade II listed building which is characterised by white painted render walls, brown clay roof tiles and white timber window and door frames. The dwelling is set a significant distance from the highway with the residential garden between the dwelling and the highway. There are a number of single storey outbuildings to the east of the dwelling which are characterised by a variety of external materials. The existing boundary treatment consists of some 2.0 metres high brick wall to the north and some 2.0 - 3.0 metres high hedgerows to the east, south and west of the site. Church Lane is located to the south of the site, open countryside is located to the north of the site and residential properties are located to the east and west of the site. The surrounding area is semi-rural in its nature with a number of two-storey detached dwelling within the locality which are characterised by a variety of external materials.

APPLICATION DETAILS

The application seeks planning permission for the replacement of 11 single glazed timber sash windows, 1 triple casement window and 6 double casement windows with like-for-like timber replacements with slim-profile double glazing at The Old Rectory Church Lane Twineham RH17 5NR.

The proposal includes a mixture of sash and casement windows which would be redwood timber frames and a RAL9016 Traffic White. No other alterations are proposed.

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 Mid Sussex District Plan, the Mid Sussex Site Allocations DPD and Twineham 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

DP26 - Character and Design

DP34 - Listed Buildings and Other Heritage Assets

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.

Twineham Neighbourhood Plan (adopted March 2016)

Relevant policies:

TNP2 - Design

Other Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990

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 is currently at Examination with initial hearings held in February/March 2026. The Council is consulting on Main Modifications which are required to ensure the plan is legally compliant and sound. 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.

DPC1: Protection and Enhancement of the Countryside
DPB1: Character and Design
DPB2: Listed Buildings and Other Heritage Assets

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) (August 2026)

ASSESSMENT

Character, Design and Impact on Heritage Assets

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Policy DP34 of the Mid Sussex District Plan seeks to preserve the special interest of the Listed Building. However it is considered to have very limited weight as it is materially inconsistent with the NPPF and consideration should be given to policies HE4, HE5 and HE6 of the NPPF.

The policies require development conserve heritage assets in a manner appropriate to their significance. Applications should identify whether there is harm to the significance of the heritage asset and that if there is harm this will be a matter of considerable importance and weight. Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal.

The application site The Old Rectory is a grade II listed building.

As the site falls outside of the built-up area (within the countryside) it is therefore necessary to consider the impact of the proposal in the local landscape in terms of the visual impact on the area. Policy DP12 of the District Plan relates to these issues. Due to the publication of the NPPF this policy is considered to be materially inconsistent with national decision-making policies and should be given very limited weight. Great weight should be given to Policy N2 of the NPPF.

Policy N2 of the NPPF relates to improving the natural environment. Part 1a requires proposals to contribute positively to the natural environment and to '*Consider the environmental qualities of land proposed for development, including habitats, landscape character and the natural beauty of the countryside, and identify opportunities for those qualities to be conserved or enhanced*'.

Policy DP26 of the District Plan relates to character and design and a similar ethos is contained within policy TN2 of the Twineham Neighbourhood Plan. However, it is considered to have very limited weight as it is materially inconsistent with the NPPF, and consideration should be given to policy DP3 of the NPPF.

Policy DP3 of the NPPF sets out the key principles for well-designed places. This sets out in part that proposals should respond to their context, so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets.

The proposed works are modest in their nature and there would be limited views of them from the public realm. The proposed external alterations would be of a sympathetic design and appearance to the rural

setting of the site and the proposed replacements would be like-for-like. The Conservation Officer has raised no objection to the proposal.

Taking into account, the Conservation Officers comments and the relatively modest nature of the works the proposal is considered to integrate with the surrounding area, conserve the landscape character and natural beauty of the countryside and preserve the special interest of the listed building. As such the proposal is considered to meet the requirements of policies DP12, DP26 and DP34 of the Mid Sussex District Plan, policies HE4, HE5, HE6, N2 and DP3 of the NPPF and section 66 of the Listed Building and Conservation Area Act 1990.

Neighbouring Amenities

Policy DP26 in part seeks to ensure that new development does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings. It is considered that this policy has very limited weight as it is materially inconsistent with NPPF and consideration should be given to policies L2 and P3 of the NPPF.

Policy L2 of the NPPF relates to making effective use of land. Part L2(1dii) requires proposals to have '*acceptable living standards for residents and neighbours in terms of access to daylight, sunlight, privacy and external amenity space*'.

Policy P3 of the NPPF relates to living conditions and pollution. Part 2(b) of this policy requires proposals '*Not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers, or unacceptable levels of air, noise, artificial light, water, soil or other forms of pollution on or beyond the site*'.

Given the location of the openings they would not have direct views into neighbouring properties private amenity spaces and the application building is set away from the boundaries of the site. The proposed windows would also replace existing openings. As such, it is considered that the proposal would not cause unacceptable harm to the amenities of nearby residents. The proposal is therefore, considered to comply with policy DP26, the Mid Sussex Design Guide SPD and policies L2 and P3 of the NPPF.

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.

CONCLUSION

In conclusion, the development is considered to integrate with the surrounding area, conserve the landscape character and natural beauty of the countryside and preserve the special interest of the listed building. The proposal would not cause unacceptable harm to the amenities of nearby residents and it is exempt from the requirements of BNG. Therefore, the proposal is considered to comply with policies DP12, DP26 and DP34 of the Mid Sussex District Plan, policy TNP2 of the Twineham Neighbourhood Plan, the Mid Sussex Design Guide SPD, the Planning (Listed Buildings and Conservation Areas) Act 1990 and policies HE4, HE5, HE6, N2, DP3, L2 and P3 of the NPPF.

Decision: Permission

Case Officer: Hamish Evans