

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0450	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Proposed single storey side extension		
Site:	Yumpsters, 2 New Cottages, Lindfield Road, Ardingly, Haywards Heath, West Sussex, RH17 6SW,		
Validation Date	24 Feb 2025	Overall Expiry Date:	20 Mar 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	23 Apr 2025
Target Date:	21 Apr 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:	28 Apr 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0450

Yumpsters, 2 New Cottages, Lindfield Road, Ardingly, Haywards Heath, West Sussex, RH17 6SW
Proposed single storey side extension
Mr Steve Burt

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Southern Water

No objection.

Nature Space

No objection.

PARISH COUNCIL OBSERVATIONS

No objection.

INTRODUCTION

Planning permission is sought for a single storey side extension.

RELEVANT PLANNING HISTORY

No relevant history.

SITE AND SURROUNDINGS

The application property is a semi-detached chalet bungalow. It is constructed of red brick, with white uPVC windows and a plain tile roof. The property benefits from a front, side and rear garden and is characterised by two, pitched roof, dormer windows within the front roof slope.

The application site lies outside of a defined built-up area and is therefore within the countryside. The site lies with the High Weald Area of Outstanding Natural Beauty. A neighbouring property is located to the west. To the east of the site is a commercial depot, parking area and public footpath is located to the south. The highway is located to the west. There is an access track to the south of the application site, with fields beyond.

APPLICATION DETAILS

The proposal consists of a single storey side extension, which is proposed to be used as a dining room. This would measure some 5 metres in width and some 3.5 metres in depth. The extension would have a gable roof, with a height to the ridge of some 3.4 metres and a height to the eaves of some 2.5 metres. The extension would be finished in materials to match the existing dwellinghouse.

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 Ardingly 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

Ardingly Neighbourhood Plan was made in 2015.

Relevant policies:

ARD5: Housing 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:

DPS1 - Sustainable Design and Construction

DPS6 - Health and Wellbeing

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.

ASSESSMENT

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

- Impact on the High Weald AONB
- Design and Character
- Neighbouring amenity
- Biodiversity Net Gain

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.'

The application relates to an existing building. Whilst it is sited outside of the built-up area of Ardingly, it is situated within a small group of dwellings. As such the proposal would not form an isolated development within the wider landscape. Due to the development being an extension 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.

Design and character

The site is located outside of a defined the built up area boundary and, as such, is within the countryside. Policy DP12 of the Mid Sussex District Plan seeks to protect the countryside *'in recognition of its intrinsic character and beauty'* and supports new development *'provided it maintains or where possible enhances the quality of the rural and landscape character of the of the District'*.

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

Policy ARD5 of the Ardingly Neighbourhood Plan relates to housing design and 'requires all developments, including alterations to existing buildings, to be sympathetic of the character and scale of surrounding buildings and landscape.'

Principle DG49 of the MSDC Design Guide relates to extensions and 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. 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. Otherwise it should demonstrate the appropriateness of the alternative approach. Extensions should not result in a significant loss to the private amenity area of the dwelling.

Furthermore, principle DG50 of the MSDC Design Guide states 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.

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 application site lies outside the built-up area of Ardingly. Properties in this area are loose knit and of a variety of designs and ages, whilst the application property has a shared design with the adjoining neighbour. Although the proposed extension would not be set-back from the front of the house, it would be an appropriate scale and form and responds appropriately to the existing dwelling by appearing subservient in relation to the host dwelling. It is considered that the gable roof design coordinates well with the existing property, as does the proposed pattern of windows and doors. The proposal includes materials to match the existing, so it is considered that the development would provide a consistent finish.

As the application site is on a corner plot, it will be visible from the street scene. The works would take cues from the character of the surrounding area and would not close an important view or gap, so it is considered that the proposal would not have a harmful impact on the street scene.

Considering the above, the proposal is considered to address the character of the existing dwelling and the surrounding buildings, and as such the proposal is deemed to comply with the above part of policy

DP26 of the District Plan, policy ARD5 of the Ardingly Neighbourhood Plan, and principles DG49 and DG50 of the Mid Sussex Design Guide SPD.

Impact on neighbouring amenities

In terms of impact upon neighbouring amenities, Policy DP26 in part seeks to ensure that 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 (see Policy DP29);'

Regarding the neighbour at 1 New Cottages, as the proposal would be set back from the shared boundary by some 9 metres it is not considered that there would be significant harm to the amenities of this neighbour.

It is therefore considered that the proposal would not cause harm to the amenities of neighbouring properties. The proposal is therefore deemed to accord with the above part of 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

In conclusion, the proposal is considered to be appropriate in terms of design, size and scale to the dwellinghouse and locality, would not cause harm to the amenities of neighbouring properties, and is not considered harmful to the High Weald AONB.

Therefore the proposal complies with Mid Sussex District Plan policy DP26, policy ARD5 of the Ardingly Neighbourhood Plan and the relevant provisions of the NPPF. The application is therefore considered acceptable.

Decision: Permission

Case Officer: Catherine Cardin