

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0414	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	To replace an existing domestic heating oil tank with a new concrete base and a new bunded tank.		
Site:	Gravelye House, Hanlye Lane, Cuckfield, Haywards Heath, West Sussex, RH17 5HR, ,		
Validation Date	30 Mar 2026	Overall Expiry Date:	8 May 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	15 May 2026
Target Date:	25 May 2026	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>Steven King</i>	Date:	15 May 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0414

**Gravelye House, Hanlye Lane, Cuckfield, Haywards Heath, West Sussex, RH17 5HR,
To replace an existing domestic heating oil tank with a new concrete base and a new bunded tank.**

Stephen Bendall

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

MSDC Conservation Officer

Gravelye House is a Grade II listed late 16th century former farmhouse located in a rural position to the north of Haywards Heath. The current proposal relates to the oil tank to the property which is located within a close-boarded timber enclosure a short distance to the north-west of the house, and is for the slight relocation of the tank within the existing enclosure, for safety reasons. There will be little or no impact on the appearance of the installation from outside the enclosure and minimal impact on the setting of the listed building.

The proposal is therefore considered to preserve the setting of Gravelye House, its special interest and the manner in which this is appreciated. This meets the requirements of District Plan Policy DP34 and the relevant paragraphs of the NPPF.

PARISH COUNCIL OBSERVATIONS

No comment.

INTRODUCTION

The application seeks planning permission to replace and slightly reposition an existing domestic heating oil tank, including the installation of a new concrete base and a new bunded tank.

RELEVANT PLANNING HISTORY

02/02463/FUL- Erection of a single storey timber framed glazed conservatory and porch. Permission.
02/02464/LBC- Erection of a single storey timber framed glazed conservatory and porch (amended plans received 31.03.03 showing revised design). Permission.
08/02021/STAT- Proposed over head line. Permission.

SITE AND SURROUNDINGS

The application property is a Grade II listed detached two storey dwelling. The property is characterised by red brick, white fenestration and a plain tile roof. The property benefits from off street parking to the side.

Neighbouring properties are located to the north. Open countryside lies to the south. The public highway lies to the north.

APPLICATION DETAILS

The proposal seeks permission for a slight relocation of a domestic heating oil tank within an existing timber boarded enclosure approximately 15 metres to the northwest of the application property. The application seeks to install a new concrete base and a new bunded tank.

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 Cuckfield 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:

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.

No relevant policies

Neighbourhood Plan

The Cuckfield Neighbourhood Plan was made on 1 October 2014.

Relevant policies:

CNP1 - Design of New Development and Conservation

Other Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990

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 hearings were concluded on the 19th March 2026. 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.

Relevant policies:

DPS2 - Sustainable Design and Construction

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) (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
- Neighbouring Amenities
- Biodiversity Net Gain

Impact on Heritage Assets and Character and Appearance

The proposal affects the setting of Gravelye House, a Grade II listed dwelling.

Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states 'In considering whether to grant planning permission (or permission in principle) for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State 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 District Plan relates to listed buildings and their settings and requires all proposals to demonstrate a thorough understanding of the listed building and its setting which is proportionate to the importance of the building and the potential impact of the proposal.

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. In part, the policy requires proposals to be of a high-quality design and layout and includes appropriate landscaping and greenspace; and creates a sense of place while addressing the character and scale of the surrounding buildings and landscape.

A similar ethos is found within Policy CNP1 of the Cuckfield Neighbourhood Plan.

Paragraphs 212 - 215 of the NPPF require that great weight is given to the conservation of designated heritage assets, and that any harm must be clearly justified and weighed against the public benefits.

The Conservation Officer was consulted on the application and they have provided a response. They consider that there would be little or no impact on the appearance of the installation from outside the enclosure and only a minimal impact on the setting of the listed building. Accordingly, the proposal is considered to preserve the setting of Gravelye House and its special interest. These views are shared and agreed upon from a planning perspective.

The proposal therefore accords with the requirements of District Plan Policies DP26 and DP34, and the relevant paragraphs of the NPPF.

Neighbouring Amenities

In terms of impact on neighbouring amenities, Policy DP26 of the District Plan states proposals should *'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'*.

Great Mead lies to the north of the application site. Given the modest nature of the proposal, including its location within an existing enclosure, it is not considered that the proposal would be harmful to the amenities of this neighbour.

Due to the domestic nature of the proposed development, it is considered that there would not be a harmful impact in terms of noise, air and light pollution.

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

The proposal is considered to be acceptable, resulting in no harm to the setting or significance of the listed building and no adverse impact on neighbouring amenity.

In conclusion, the proposal would accord with the requirements of policies DP26 and DP34 of the Mid Sussex District Plan and policy CNP1 of the Cuckfield Neighbourhood Plan. It is therefore considered acceptable.

Decision: Permission

Case Officer: Catherine Cardin