

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/3057	Case Officer:	Peter Davies
Application Type:	Householder Application		
Proposal:	Erection of timber single storey outbuilding and intergrated covered car port.		
Site:	Vinehouse, Paxhill, Park Lane, Lindfield, Haywards Heath, West Sussex, RH16 2QS,		
Validation Date	2 Dec 2025	Overall Expiry Date:	30 Dec 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	26 Jan 2026
Target Date:	27 Jan 2026	Recommending Officer Signature:	Peter Davies

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	26 Jan 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/3057

**Vinehouse, Paxhill, Park Lane, Lindfield, Haywards Heath, West Sussex, RH16 2QS
Erection of timber single storey outbuilding and integrated covered car port.
Mr D Evans**

REPRESENTATION RECEIVED

None received.

SUMMARY OF CONSULTEES

MSDC Tree Officer

I have reviewed the Arboricultural Impact Assessment, including the Tree Protection Plan, for this proposal and have no objection. Please condition adherence to these documents.

PARISH COUNCIL OBSERVATIONS

LRPC has no comment on this consultation.

INTRODUCTION

The application seeks planning permission for the construction of a timber outbuilding and integrated car port.

RELEVANT PLANNING HISTORY

DM/19/1092 - Replacement of 6 no. windows to North elevation, 1 no. access door to North elevation, 3 no. windows to South elevation, removal of 1 no. garage door to West Elevation and replace with a 4 panel double glazed sliding door unit. Erection of new 2 bay timber framed carport to the North East of the existing dwelling. Permission

DM/19/3066 - Extensions to the North and South side of the existing property and erection of a new pool house adjacent to the existing walled garden. Permission

DM/20/0258 - Construction of a new pool house, external swimming pool and completion of associated landscaping works. Permission

DM/24/1511 - Variation of condition no. 1 of application DM/19/3066 - to allow for design changes. Permission.

SITE AND SURROUNDINGS

The application property is a detached two storey dwelling set down a long driveway off a private road. The site is located within the countryside and within an Area of Outstanding Natural Beauty (AONB).

The locality consists of fields to the north, east and west with 2 detached dwellings on large plots to the south.

APPLICATION DETAILS

The application seeks planning permission for an outbuilding with integrated car port located on the north west corner of the plot. The outbuilding would have an overall width of 12.64 metres and depth of 7.01

metres. the building would have a pitched roof with an eaves height of 2.60 metres and an overall height of 3.03 metres. the building would have a log store and bin store on the south west end, car port with an open front and rear in the central part of the building with space for 2 cars, and the north east end would have a storage room. The storage room would have bifold doors leading into the car port section, sliding door on the north east side and a high level window on the front and rear.

The outbuilding is to be externally clad in black resin composite panels to match the main dwelling, composite timber look a like doors and Steel standing seem roof in anthracite grey (RAL 7016).

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 Lindfield and Lindfield Rural 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
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

Lindfield and Lindfield Rural Neighbourhood Plan -adopted on 23 March 2016.

There are no policies deemed relevant to this application.

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 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:

DPS2 - Sustainable Design and Construction
DPC1 - Protection and Enhancement of the Countryside
DPC4 - High Weald Area of Outstanding Natural Beauty
DPB1 - Character and Design
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)

Paragraphs 8, 11, 131 and 135 are considered to be relevant.

National Planning Policy Guidance

ASSESSMENT

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

- Design and Impact on Character of Area
- Impact on the High Weald AONB
- Impact on Neighbouring Properties
- Impact on Trees
- Biodiversity Net Gain

Design and Impact on character of area

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.'*

Policy DP26 of the Mid Sussex 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;
 - protects valued townscapes and the separate identity and character of towns and villages;
 - 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 DP27);
 - creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;
 - incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;
 - positively addresses sustainability considerations in the layout and the building design;
 - 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;
- optimises the potential of the site to accommodate development.'*

Whilst relatively large in size, the outbuilding is shown to be subordinate in height and scale to the main dwellinghouse. The outbuilding is to be built from materials to match the appearance of the existing dwelling. Due to the location of the site, the outbuilding would not be visible from the public realm. As such, the proposal is considered appropriate in terms of design, form and scale and should not detract from the rural character of the area, thereby according with policies DP12 and DP26 of the Mid Sussex District Plan.

Impact on 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.'

Mid Sussex District Plan policy DP16 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.'

Whilst relatively large, the proposed outbuilding is of a subordinate scale to the existing dwellinghouse and will be viewed in context of the residential property. It is not considered that the proposal would appear obtrusive within the locality as to detract from the wider landscape of the AONB, which would be conserved by the proposal.

The proposal is deemed to comply with Policy DP16 of the District Plan, The High Weald Management Plan and Para 189 of the NPPF, and the proposal is not deemed to conflict with the statutory purpose to conserve and enhance the natural beauty of the AONB.

Impact on neighbouring properties

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);'

Owing to the rural character of the application site, combined with the distance to neighbouring dwellings it can be reasonably concluded that the proposal would not result in significant harm to neighbouring amenities in terms of overlooking, loss of privacy, reduction in sunlight and daylight and a loss of outlook. Therefore, the proposal is deemed to comply with policy DP26 of the District Plan.

Impact on Trees

Policy DP37 of the Mid Sussex District Plan states the following:

'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.*

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'.

The MSDC tree officer has no objection to the proposal subject to a condition for works to be carried out in adherence with the Arboricultural Impact Assessment. The proposed is therefore deemed to comply with policy DP37 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.

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 significant harm the amenities of neighbouring properties. Therefore, the proposal complies with Mid Sussex District Plan policies DP12, DP16, DP26 and DP37, and with the relevant provisions of the NPPF. The application therefore accords with the Development Plan and is considered acceptable.

Decision: Permission

Case Officer: Peter Davies