

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2212	Case Officer:	Andrew Watt
Application Type:	Householder Application		
Proposal:	Proposed front porch extension. Part-single-storey rear extension to provide a kitchen/dining room and larger living room and part-2-storey rear extension to provide master bedroom and loft conversion with rooflights to front and rear roof slopes		
Site:	1 Munnion Road, Ardingly, Haywards Heath, West Sussex, RH17 6RR, , ,		
Validation Date	1 Sep 2025	Overall Expiry Date:	9 Jan 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	27 Jan 2026
Target Date:	27 Oct 2025	Recommending Officer Signature:	Andrew Watt

Date Legal Agreement Completed: (if applicable)		No of Representations:	2
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Signed and Agreed By:	Stephen Ashdown	Date:	27 Jan 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2212

**1 Munnion Road, Ardingly, Haywards Heath, West Sussex, RH17 6RR, ,
Proposed front porch extension. Part-single-storey rear extension to provide a kitchen/dining
room and larger living room and part-2-storey rear extension to provide master bedroom and loft
conversion with rooflights to front and rear roof slopes
Miss Sarah Curtis**

SUMMARY OF REPRESENTATIONS

1 letter of objection (to original plans; no further comment received to revised plans):

- Additions would result in an even more overcrowded plot than it is already
- Access to Munnion Road and Price Way during construction will be difficult and dangerous

1 letter of comment (to original plans; no further comment received to revised plans):

- Windows in loft conversion will directly overlook rear garden, greatly reducing privacy

SUMMARY OF CONSULTEES

Southern Water

No objection.

TOWN / PARISH COUNCIL OBSERVATIONS

Ardingly Parish Council do not object to this application though we request consideration of the parking which cause safety issues at this road junction and will be exacerbated by construction traffic.

INTRODUCTION

Full planning permission is sought for a proposed front porch extension, part-single-storey rear extension to provide a kitchen/dining room and larger living room and part-2-storey rear extension to provide master bedroom and loft conversion, with rooflights to the front and rear roof slopes.

RELEVANT PLANNING HISTORY

In October 2018, planning permission was granted for the erection of a 2-storey, 4-bed detached house within the garden of the host dwelling, with access off Munnion Road (DM/18/3125). All the relevant pre-commencement conditions were discharged and works started on site within the commencement period.

In December 2019, permission was granted to vary condition 2 of planning permission DM/18/3125 for a new dwelling (DM/19/4291). The effect of this change was to substitute new drawings showing amended elevations to the south-east and south-west and to omit the approved chimney. This permission has been implemented and the property is known as 1A Munnion Road.

In March 2020, planning permission was granted to demolish the existing conservatory and erect a two storey side extension, open porch and single storey rear extension (DM/20/0351). The conservatory has been demolished but no other works have been carried out, and therefore it is not considered that a lawful start has been made to implement this permission.

SITE AND SURROUNDINGS

The site consists of a 2-storey detached house, finished with brick and tile hanging beneath a pitched tiled roof and front gable, located on the southern side of Munnion Road in the built-up area of Ardingly and within the High Weald Area of Outstanding Natural Beauty. The dwelling originally occupied a corner plot with College Road and is oriented at a near 45-degree angle to both these adjoining roads. However, the plot has more recently been subdivided with a new dwelling on the corner, known as 1A Munnion Road, with a 1.8m high close-boarded fence erected to define the new boundary.

Hobdens Lane, a narrow surfaced road, bounds the site to the south (with a well maintained hedgerow), providing direct access to some bungalows (including 60 College Road to the immediate south-west), and the rear of bungalows along Munnion Road. The opposite side of Munnion Road consists of houses. Land levels drop gently from north to south, such that the site sits about 1m higher than the road level at the far southern corner. The street scene is quite mixed, with a variety of sizes and types of dwellings. The site itself is relatively well screened from public views along College Road but is more open to Munnion Road.

The site is also designated as a Great Crested Newt - Impact Risk Zone (Red).

APPLICATION DETAILS

Full planning permission is sought for a proposed front porch extension, part-single-storey rear extension to provide a kitchen/dining room and larger living room and part-2-storey rear extension to provide master bedroom and loft conversion, with rooflights to the front and rear roof slopes.

In detail, the porch will measure approximately 1.5m in depth by 4m in width, with 2.7m of width enclosed and the remainder open. It will be topped with a monopitched roof approximately 3.6m high at its maximum. There will be a window to the front and the door will be to the side, from the open section.

The rear extension will run across the full width of the property (approximately 11m) and be 4.2m in depth with an additional bay area of 1m to the kitchen/dining area where the sliding doors will be located. This element will have a flat roof with two 1.2m sq rooflights and a brise soleil beyond the projecting section to the rear. The 2-storey element will measure approximately 4.3m in width, with rear window and side fire-escape window (with obscure glazing), all topped with a pitched roof approximately 8m high. There will be 2 rooflights to the front elevation and 2 to the rear to light up the new attic room.

Materials will be Freshfield Lane Brickworks dark multi-stock bricks to the porch walls; Thermowood cladding to the ground and first floor walls to the rear extension; dark red/brown tiles to the roofs; light green Painswick grey windows; white UPVC fascia and soffits; and black UPVC gutters and downpipes.

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, Site Allocations Development Plan Document (DPD) and the Ardingly Neighbourhood Plan.

National policy (which is contained in the National Planning Policy Framework and National Planning Practice Guidance) does not form part of the development plan, but is an important material consideration.

Mid Sussex District Plan (Mar 2018)

The Mid Sussex District Plan 2014-2031 was adopted at Full Council on 28 March 2018.

Relevant policies:

Policy DP16: High Weald Area of Outstanding Natural Beauty
Policy DP26: Character and Design
Policy DP38: Biodiversity

Site Allocations DPD

The SADPD was adopted on 29 June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

There are no relevant policies.

Ardingly Neighbourhood Plan (Nov 2014)

Mid Sussex District Council formally 'made' the Ardingly Neighbourhood Plan part of the Local Development Plan for the Parish of Ardingly as of 18 March 2015. The policies contained therein carry full weight as part of the Development Plan for planning decisions within Ardingly.

Relevant policies:

Policy ARD5: Housing Design
Policy ARD8: Biodiversity

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 31 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
DPN2: Biodiversity Net Gain
DPC4: High Weald Area of Outstanding Natural Beauty
DPB1: Character and Design

Mid Sussex Design Guide Supplementary Planning Document (Nov 2020)

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 4 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.

Relevant design principles include:

Principle DG49: General principles for extensions
Principle DG51: Rear extensions
Principle DG52: Loft conversions and roof extensions

National Planning Policy Framework (NPPF) (Dec 2024)

The National Planning Policy Framework (NPPF) 2024 is also a material consideration and paragraphs 8 (overarching objectives), 11 (presumption in favour of sustainable development), 12 (status of development plan), 39 (decision-making), 48 (determining applications), 131 and 135 (design), 187 (conserving and enhancing the natural environment), 189 (National Parks and National Landscapes) and 193 (biodiversity and ancient woodland) are considered to be relevant to this application.

High Weald AONB Management Plan 2024-2029 (2024)

This Plan has been prepared by the High Weald Joint Advisory Committee (including representatives from 15 local authorities, including Mid Sussex District Council) and sets out the long-term objectives for conserving this nationally important landscape.

ASSESSMENT

Design and visual impact on the character and appearance of the area

Policy DP26 of the Mid Sussex District Plan aims to ensure that all development is well designed and reflects the distinctive character of towns and villages while being sensitive to the countryside. Policy ARD5 of the Ardingly Neighbourhood Plan requires all developments, including alterations to existing buildings, to be sympathetic of the character and scale of surrounding buildings and landscape.

The proposed porch is considered sympathetic in design and modest in scale to the front elevation in relation to the main building and street scene. The proposed rear extension is considered to be of an appropriate scale and design in relation to the existing property, and the materials, while different, will add further interest to the property. The side elevation will be visible from the street scene but will be of a similar style to the main house, so will be in keeping. The rooflights are also considered acceptable in this context, where there are some box dormers opposite to the north.

Accordingly, it is considered that the proposal would comply with Policy DP26 of the Mid Sussex District Plan, Policy ARD5 of the Ardingly Neighbourhood Plan and 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 aims to conserve or enhance the natural beauty of the AONB.

Paragraph 189 of the NPPF states that:

'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, 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. The scale and extent of development within these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimize adverse impacts on the designated areas.'

Given that the site is located within a group of buildings, and is therefore viewed in context with existing built forms, it is not considered that the proposal would detract from the visual quality of the Area of Outstanding Natural Beauty and therefore the above policy and guidance would be met.

Impact on neighbouring amenity

Policy DP26 of the Mid Sussex District Plan states (in part):

'All applicants will be required to demonstrate 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)'*

The main properties affected by the proposal would be 1A and 3 Munnion Road. 1A is oriented to the same angle as the application property and is sited approximately 2m from the proposed rear extension. There are no windows on this side boundary, so the rear extensions will not have an overbearing impact given that they will project no further beyond the rear building line of the neighbouring dwelling (other than the projecting doors section, further away to the west), and nor would the new side fire escape window result in any loss of privacy - subject to being obscure glazed.

3 Munnion Road is a single-storey detached dwelling with one side window and an air conditioning unit facing towards the application site, separated by a fence with trellis above. Although the single-storey element of the rear extension will be located closer toward this neighbouring property, and on slightly higher ground, it is not considered that it will be overbearing - given its near 45-degree orientation and lack of side windows, plus the boundary treatment. Nor would there be a loss of privacy.

The new first floor window will project further to the south towards no. 3 and to 60 College Road but all properties in this vicinity already have their rear gardens overlooked from neighbouring upstairs windows, so it is not considered that the occupants would suffer a significant degree of overlooking than already exists.

The porch will have no impact on the amenities of either property, or any to the north.

A neighbouring resident has objected to the application (as originally submitted), which has been emphasised by the Parish Council, on the grounds that access to neighbouring streets and properties will be difficult and dangerous during construction. However, it is acknowledged that this application is for extensions only and there are no on-street parking restrictions in the immediate area, so it would not be proportionate to impose a construction management condition; instead this can be dealt with by way of an informative.

Accordingly, the scheme would comply with Policy DP26 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 matters

The site is located within a designated Great Crested Newt - Impact Risk Zone (Red). However, having regard to the nature of the application, it is unlikely to have an impact on newts and accordingly there would be no conflict with biodiversity legislation, policy and guidance.

PLANNING BALANCE AND CONCLUSION

The application proposals are deemed to be of an appropriate scale and design in relation to the existing house and street scene, with no harm to the landscape character of the High Weald AONB and would not cause significant detriment to surrounding residents. There would be no harm to biodiversity. Accordingly it is considered that the proposed development would comply with Policies DP16, DP26 and DP38 of the Mid Sussex District Plan, Policies ARD5 and ARD8 of the Ardingly Neighbourhood Plan, the Mid Sussex Design Guide SPD and the NPPF and is therefore considered acceptable.

Decision: Permission

Case Officer: Andrew Watt