



PLANNING & HERITAGE
CONSULTANTS

Design & Access and Planning Statement

2 Hobdens Lane
Ardingly
Haywards Heath
West Sussex, RH17 6SE

Prepared for:

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Introduction

This statement has been prepared to support the current householder planning application for the erection of a two-storey side extension, a single storey side extension, and alterations to the fenestration and elevations, following demolition of the existing detached garage and single storey link extension, with associated landscaping.

This application follows a pre-application undertaken with the Council earlier this year, for a similar proposal, to which a generally positive response was received from the Council. Further information is provided on the pre-application further below in the Planning History section of this statement.

In addition to this statement, the current application is supported by the following plans and documents, which it should be read in conjunction with:

- 1551-BB-EX-0001 Rev A Location Plan and Block Plan – BakerBrown
- 1551-BB-EX-0010 Rev A Existing Site Plan – BakerBrown
- 1551-BB-EX-0011 Rev A Existing Ground Floor Plan – BakerBrown
- 1551-BB-EX-0012 Rev A Existing First Floor Plan – BakerBrown
- 1551-BB-EX-0013 Rev A Existing Roof Plan – BakerBrown
- 1551-BB-EX-0020 Rev A Existing Dwelling Elevations – BakerBrown
- 1551-BB-EX-0021 Rev A Existing Garage Elevations – BakerBrown
- 1551-BB-PL-0100 Rev A Proposed Site Plan – BakerBrown
- 1551-BB-PL-0110 Rev A Proposed Ground Floor Plan – BakerBrown
- 1551-BB-PL-0120 Rev A Proposed First Floor Plan – BakerBrown
- 1551-BB-PL-0130 Rev A Proposed Roof Plan – BakerBrown
- 1551-BB-PL-0200 Rev A Proposed Principal Elevation – BakerBrown
- 1551-BB-PL-0201 Rev A Proposed Elevations – BakerBrown
- Sustainability Statement – BakerBrown
- Arboricultural Report (AIA and AMS) – Southern Beeches Ltd

Legislative Provision

This statement is written in accordance with the requirements of Article 9 of The Town and Country Planning (Development Management Procedure) (England) Order 2015, and guidance contained within Design and Access Statements – How to write, read, and use them (CABE, 2007).

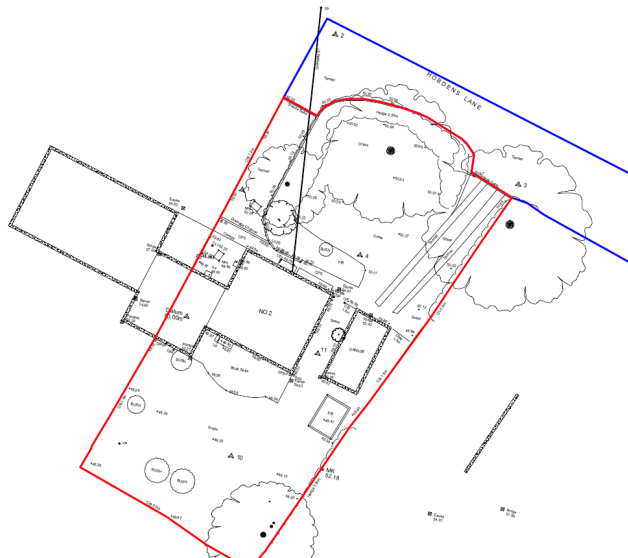
This statement details the site context, related planning history, and sets out the reasons and process that has led to the current development proposal, with detailed planning justifications provided in support of the development.

Site Description & Context of the Area

No.2 Hobdens Lane is situated on the southern side of the road, on a rectangular plot. The site is situated within the High Weald National Landscape, and within the built up area boundary of Ardingly. It is also situated in the Ashdown Forest 7km zone of influence. The property is a link-detached two-storey dwelling with gable roof, which is set back from its front boundary with the road. There is a detached garage situated on the south east side of the dwelling. The dwelling has not been extended, although the former garage on the north west side has been converted into a kitchen. The property is shown in the aerial photograph below, indicated by the arrow:



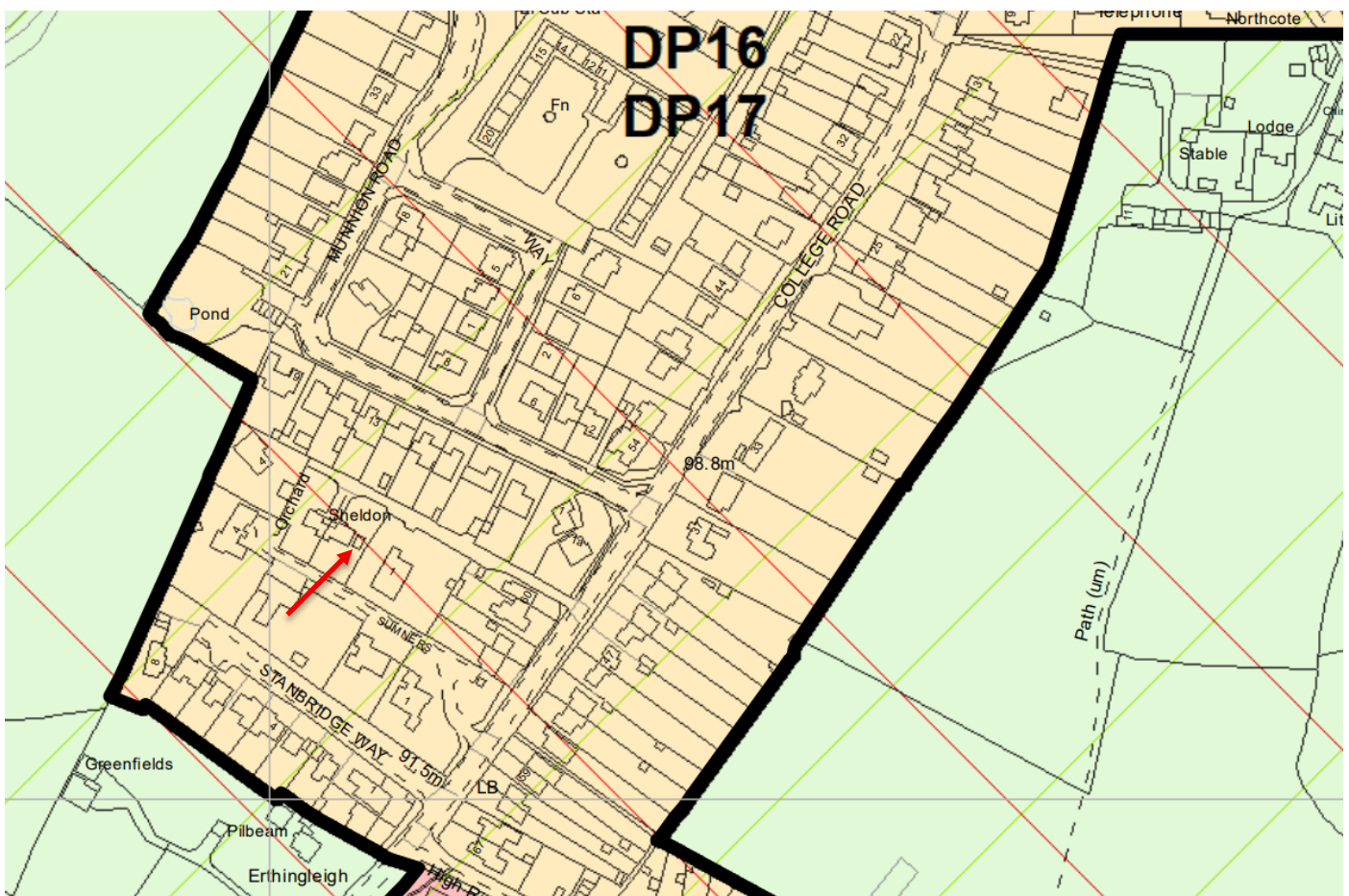
The application site is shown in the existing site plan extract below:



The boundaries of the site are defined by mature hedges and close board fencing. In particular, a high and mature hedge provides screening around much of the front part of the site, and there are two mature trees situated to the frontage of the dwelling. Much of the front garden area is laid to lawn. Two separate driveways serve the dwelling to each side; the main drive abutting the side western boundary and leading to the dwelling's entrance, comprises wholly hard standing, whilst the other drive abutting the side eastern boundary, and leading to the garage, is more informal, comprising grass and tarmac strips.

To the rear of the dwelling is a patio comprised of brick setts. The rear garden is mostly laid to lawn, and mature screening is present to the rear of the back garden, providing screening from Sumners road which abuts the plot to the south.

The site is also shown below in the local plan policy map extract, taken from the Council's website. This shows the location of the application site well within the built up area of Ardingly village, the nearest boundary of which lies to the north west, running along the rear boundary of No. 4 Hobdens Lane. Open countryside lies to the north west of the road.



In accordance with the government's flood map for planning, the application site lies in Flood Zone 1, and is not affected by surface water flooding. There are also no heritage assets on or within the vicinity of the site.

Hobdens Lane is a cul-de-sac with a somewhat secluded character, and serves five dwellings situated in Hobdens Lane itself, with boundaries to the road being defined by a mixture of mature vegetation, and varying styles of fencing. The road also enables access to the rear of some of the neighbouring residential plots of dwellings situated in Munnion Road, which runs parallel to Hobdens Lane, further to the north east.

The road and surrounding area is characterised by a mixture of detached and semi-detached dwellings, in a variety of styles and materials. Beginning at the south east end of Hobdens Lane at its junction with College Road, No. 60 College Road is an extended bungalow with hipped roof forms; No. 1 Hobdens Lane is a large detached two-storey dwelling of a traditional vernacular style, set on a relatively large plot, and with single storey additions to its front elevation. No. 3 Hobdens Lane is attached to the western side of the application property, and is of an identical style, although it has been extended at two-storey level to the side. No. 4 Hobdens Lane is situated at the end of the cul-de-sac, and is a detached two-storey dwelling with hipped roof forms that has been significantly extended; the plot of the latter abuts open fields to the north west of Hobdens Lane.

Photographs of the application site and surrounding context are shown below.

View to front of dwelling and detached garage (this photo has been provided by BakerBrown):



View to front of dwelling from driveway entrance on Hobdens Lane:



Mature screening to driveway and front of dwelling:



View looking east along Hobdens Lane, and mature hedge to front boundary of No. 2 Hobdens Lane on the right:



View of main driveway, and No. 3 Hobdens Lane to the right, which has been extended to the side, with its attached garage:



No 3 Hobdens Lane:



No. 1 Hobdens Lane:



Separation distance between No. 1 and No. 2 Hobdens Lane:



View looking north west towards No. 4 Hobdens Lane:



Planning History

No. 2 Hobdens Lane

There is no planning application history pertaining to No. 2 Hobdens Lane, however, a pre-application submission was recently made for a similar proposal to the Council (the main difference to the current planning application was a wider proposed driveway for parking). The planning officer visited the application site in January 2026, and subsequently provided written advice that month. The response was generally positive, and the comments provided are summarised below:

- The proposed extensions would not exceed the height of the existing dwelling and their pitched roof designs would be similar in appearance to the existing dwelling.
- There are a variety of scaled dwellings within the surrounding area with similarly scaled extensions having been permitted on Hobdens Lane.
- It is recommended that the palette of materials reflects the character of the surrounding area and existing site.
- It is recommended that the alterations to the existing dwelling and the proposed openings are designed so that they are co-ordinated in their design, appearance and scale.
- Subject to the above recommendations, the proposal would comply with policy DP26 of the MSDP and policy ARD5 of the ANP.
- The proposal does not include any new first-floor side facing windows, and the proposed new windows at ground floor and within the front and rear elevations would not have direct views into the private amenity spaces of neighbouring properties.
- It is recommended to move the two-storey side extension further away from the side boundary, to prevent an overbearing relationship to the neighbour (at No. 1 Hobdens Lane).
- In relation to the impact upon the wider AONB, the proposed development would not form an isolated form of development, since it is surrounded by dwellings which it will be viewed in the context of. As such it is unlikely to have an adverse impact on the character of the wider AONB, in accordance with policy DP16 of the MSDP.
- An Arboricultural Impact Assessment and Arboricultural Method Statement would be required to be submitted with the application.
- Subject to information on tree impacts and mitigation being found acceptable, the provision of two parking spaces would be acceptable.
- Subject to the above recommendations and the outcome of the AIA and AMS, the proposal could comply with policies DP16, DP26 and DP37 of the MSDP, policy ARD5 of the ANP and the MSDG. As such formal planning permission would be granted.
- An ecology report would not be required to support a future planning application.

Other Properties in Hobdens Lane and in the Local Area

Whilst the application property has not been extended, all other properties in Hobdens Lane have been previously extended. This history is set out below.

No. 3 Hobdens Lane:

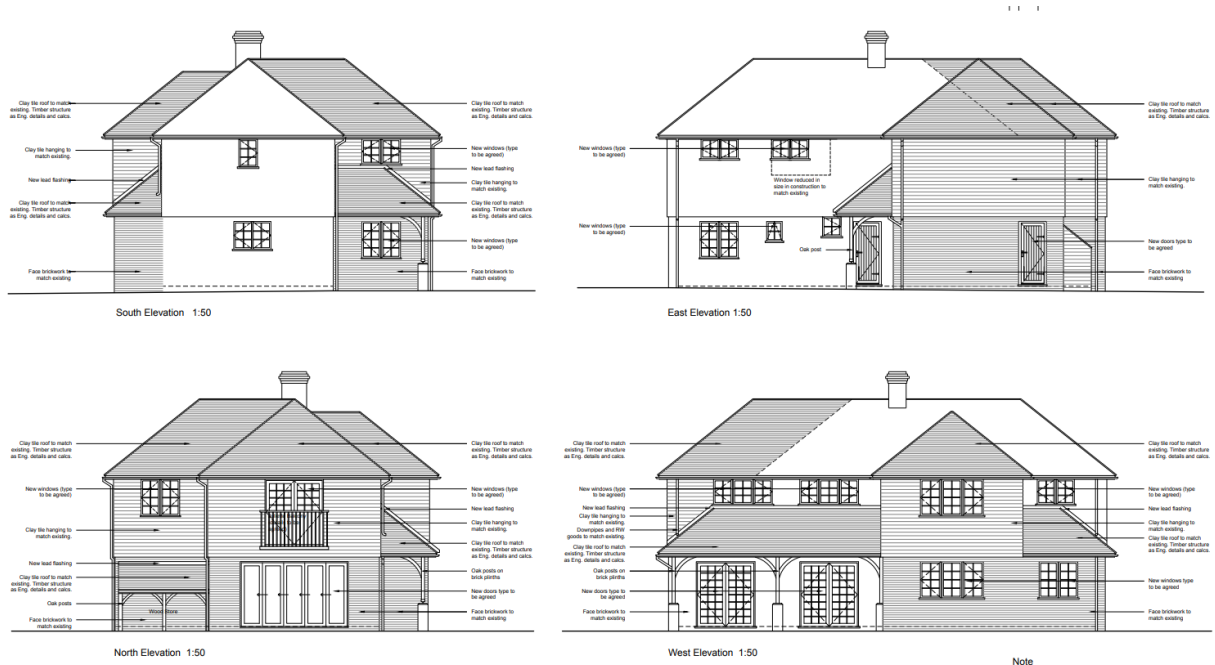
Planning permission reference AR/012/84 granted in May 1984, a two-storey side extension, of the same matching height and depth, and of a significant width. The addition is visible in the photograph further above on page 9.

No. 1 Hobdens Lane:

- Planning permission reference 05/00443/FUL granted in April 2005, a single storey front extension, the conversion of the existing garage to a study, and a second storey over the existing extension to the rear.
- Planning permission reference 05/00944/FUL granted in June 2005, a double bay timber framed carport.

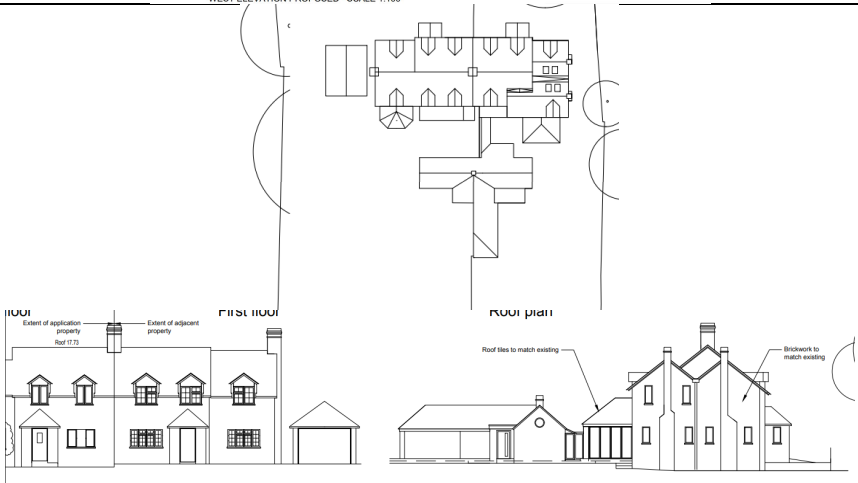
No. 4 Hobdens Lane:

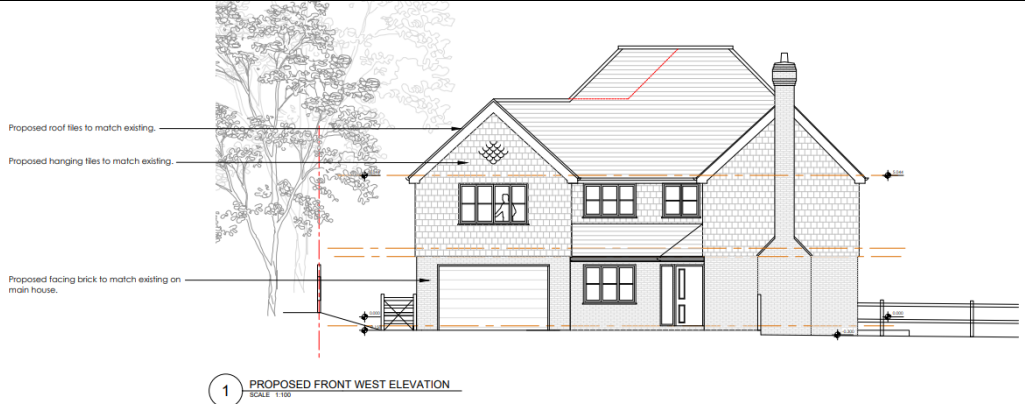
- Planning permission reference 09/01596/FUL granted in August 2009, ground and first floor extensions to the dwelling.
- Planning permission reference DM/16/3146 granted in September 2016, a two storey side extension to the main house, and the construction of an annexe within the grounds. The approved elevations are shown below:



- Planning permission reference DM/23/3030 granted in January 2024, a single storey ground floor rear extension.

The Council has also granted permission, in recent years, for two-storey side extensions at other properties situated within the High Weald National Landscape, in the local area. Some examples are as follows:

1 Newcroft Cottages, Selsfield Road. Planning permission DM/25/2115, for a two storey side and rear extension.	 WEST ELEVATION EXISTING SCALE 1:100 WEST ELEVATION PROPOSED SCALE 1:100
2 Pondfield Cottages, Wakehurst Place, Selsfield Road. Planning permission DM/22/1309 for a two- storey front/side extension, and single storey rear garden room.	 FIRST FLOOR ROOF PLAN West Elevation
3 College Road, Ardingly. Planning Permission DM/21/3947 for a two- storey side extension.	 EAST ELEVATION SOUTH ELEVATION WEST ELEVATION NORTH ELEVATION

Jade House, 13A College Road. Planning Permission DM/21/1511 for a two storey side extension.	
Park Cottage, Ardingly Road. Planning Permission DM/21/0277 for a two- storey side extension.	

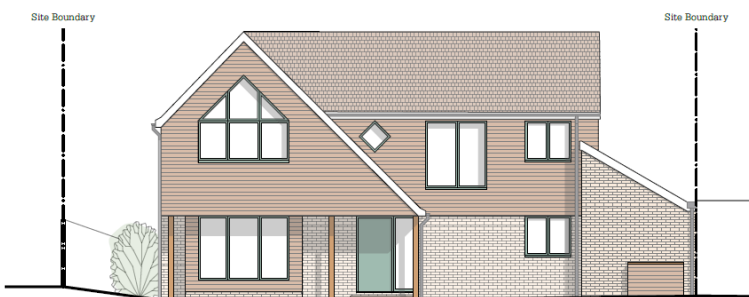
The Proposal

The proposal comprises the erection of a two-storey side extension, a single storey side extension, and alterations to the fenestration and elevations, following demolition of the existing detached garage and single storey link extension, with associated landscaping of the site. The proposed scheme seeks to modernise and extend the existing accommodation on the plot, in order to provide a long-term family home for the property owners, which will also be used by their extended family. The resulting dwelling will be of a high quality sustainable design, with significant thermal upgrades; the enhancements will include insulation and renewable energy options. All recommendations made by the planning officer for the pre-application scheme, have been taken into account and fully addressed, for the current application proposal.

The two storey side extension would have a depth of 8.7m at the upper level, projecting forwards 1.9m beyond the front elevation of the existing dwelling, to create a covered canopy area at ground level. At ground level it would be of a similar depth as the existing dwelling, with a projecting front bay window of just under 1m in depth. The width of the two-storey side extension has been reduced on the pre-application scheme; it would now be 4.4m wide, being set back well in excess of 1m at its closest point to the side south eastern boundary; the separation distance to this boundary would significantly increase towards the front wall of the dwelling, due to the tapering side boundary. A single storey open pergola structure would be attached to the rear of the two-storey extension. The two-storey side extension would have a gable roof with a catslide, and would be of the same ridge height as the host dwelling.

The canopy would extend across the front elevation to serve the main entrance. The single storey side extension would extend forwards 1.9m beyond the front wall of the dwelling, and 2.2m beyond the rear of the existing dwelling. It would extend up to the common side boundary with No. 3 Hobdens Lane. The single storey side extension would have a single pitch roof of 4.2m high.

The proposed elevations are shown below:



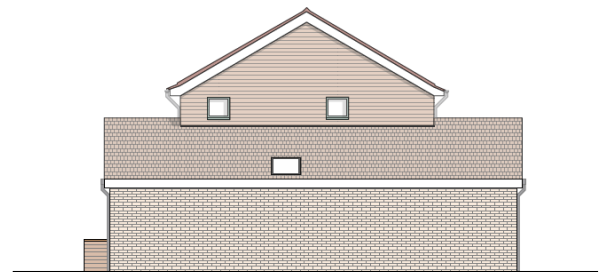
1 - North-East Elevation



2 - South-East Elevation

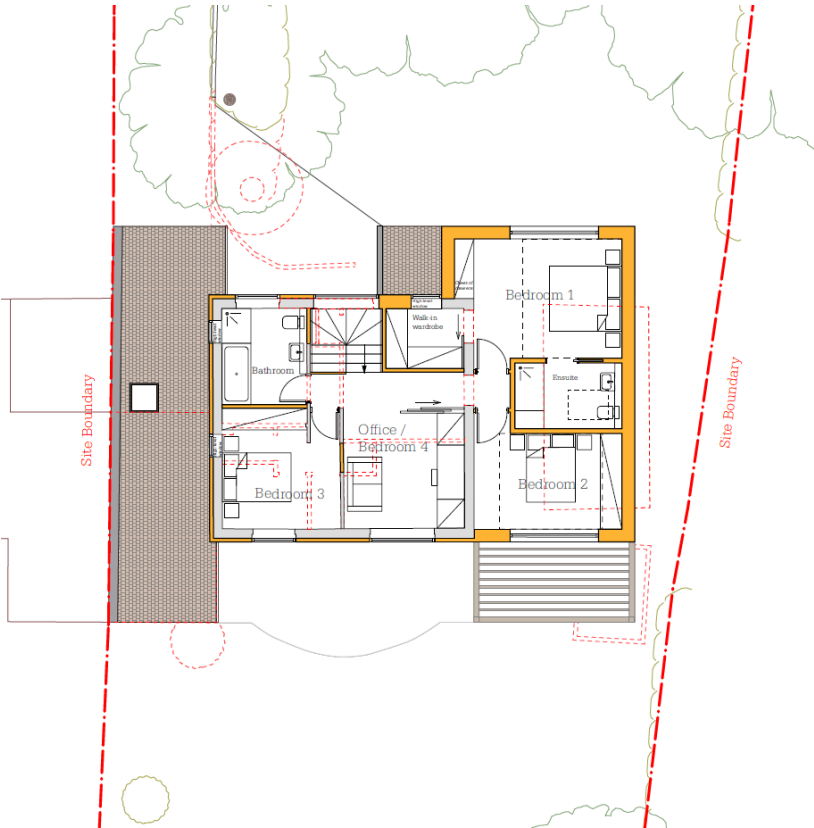
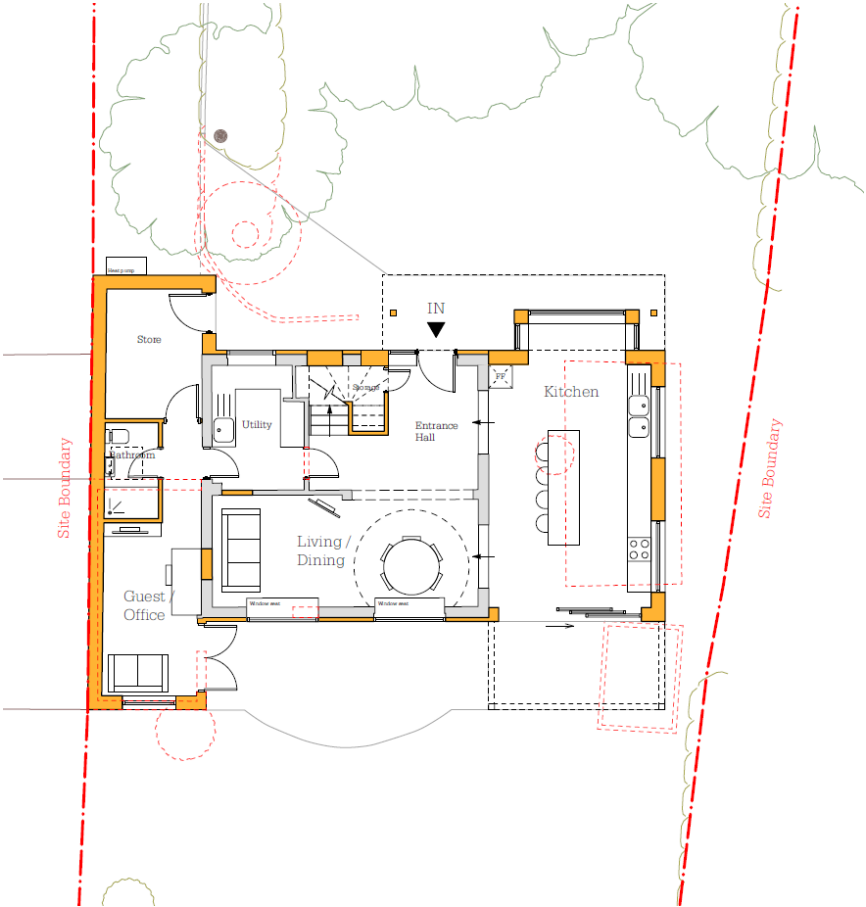


3 - South-West Elevation



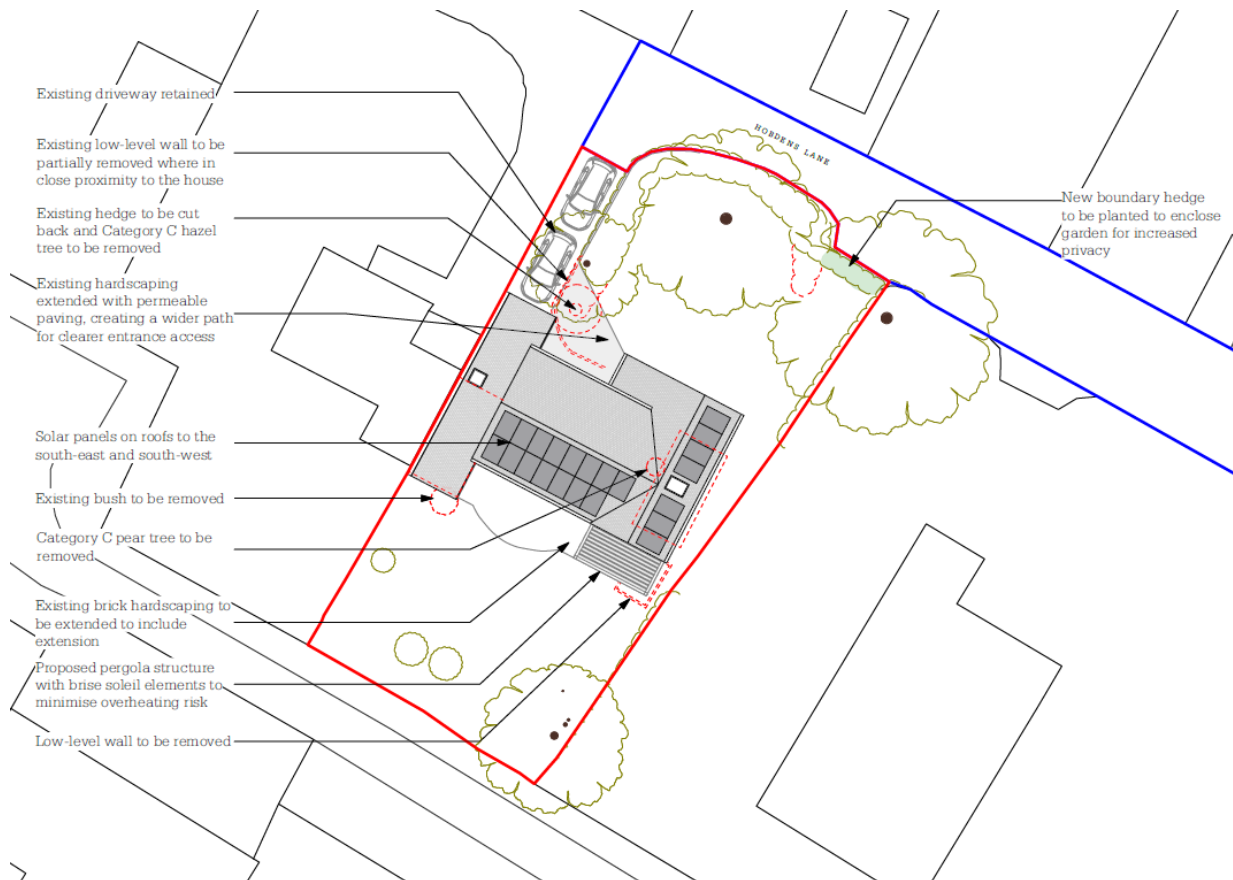
4 - North-West Elevation

The proposed floor plans are shown below for the ground and first floors:



Changes would be made to the existing fenestration arrangement, with the main entrance door relocated more centrally within the dwelling, some windows enlarged, and all revised in terms of design. The fenestration arrangement has been carefully designed to give a balanced appearance, reflecting the architectural form of the dwelling. Insulation would be added to the existing walls. The ground floor accommodation would comprise an entrance hall, kitchen, utility room, living/dining room, guest/office room, store, and bathroom. Currently the first floor of the existing dwelling only has two bedrooms with a third room used as an office (due to its small size not meeting the technical housing space standards minimum requirement for one bedroom), along with a small bathroom and separate toilet. The extended first floor accommodation would result in a far more practical arrangement for a growing family, with four bedrooms, an ensuite, and a family bathroom.

An extract of the proposed site plan is shown below:



The driveway to the eastern side of the plot would be closed off, with the hedge line extended along the front boundary. The driveway to the western side of the dwelling would be retained, providing two parking spaces. The path to the main entrance would be widened, using permeable paving, and involving partial removal of the existing low level wall adjacent to the driveway. The patio to the rear of the dwelling would be retained and extended across to include the two-storey side extension and open pergola structure. The rear half of the central roof, and side south western roof would feature solar panels.

In terms of materials, the Sustainability Statement states that additional proposed materials will be selected consciously, and considering both the resource map (set out within the statement, in the Sussex area), and in accordance with the architect's experience of natural building materials. The aims for the project are that the existing structure is retained; there would be a timber structure for new-build elements; there would be re-use of materials where appropriate, including the re-use of clay-tiles for roof elements; brick would be used externally at ground level to match local character, with timber cladding at the first floor (a split cladding arrangement is often found locally); the use of locally sourced timber cladding (likely sweet chestnut); and efficient aluminium composite windows and doors incorporated into the dwelling.

The site plan illustrates the proposed new building and its surroundings. Key features include:

- Building Footprint:** A large, irregularly shaped building footprint is outlined in red, with a dashed blue line indicating a sub-section.
- CEZ (Controlled Exclusion Zone):** Several areas are designated as CEZ, including a large grey-shaded area at the top and a blue-hatched area on the right.
- Numbered Points:** Points 1 through 11 are marked on the plan, with some points (1, 2, 3, 4, 5, 7, 8, 9, 10, 11) enclosed in circles.
- Storage Areas:** Two areas for storage of materials are indicated, one near the top left and one near the bottom left.
- Excavation and Sustainment Areas:** Specific areas are marked for excavation and sustainment, including a large area at the top right and a smaller area at the bottom right.
- Access and Egress:** A new permeable path to the front door is shown, and an existing entrance is marked for conversion and new hedging.
- Surrounding Features:** The plan shows the existing building, a section of an existing hedge to be removed, and a new permeable path to the front door.
- Labels:** Various labels are present, including "HOBDENS LANE", "CEZ", "H4", "H6", "H8", "R10", "R15", "R20", "R25", "R30", "R35", "R40", "R45", "R50", "R55", "R60", "R65", "R70", "R75", "R80", "R85", "R90", "R95", "R100", "R105", "R110", "R115", "R120", "R125", "R130", "R135", "R140", "R145", "R150", "R155", "R160", "R165", "R170", "R175", "R180", "R185", "R190", "R195", "R200", "R205", "R210", "R215", "R220", "R225", "R230", "R235", "R240", "R245", "R250", "R255", "R260", "R265", "R270", "R275", "R280", "R285", "R290", "R295", "R300", "R305", "R310", "R315", "R320", "R325", "R330", "R335", "R340", "R345", "R350", "R355", "R360", "R365", "R370", "R375", "R380", "R385", "R390", "R395", "R400", "R405", "R410", "R415", "R420", "R425", "R430", "R435", "R440", "R445", "R450", "R455", "R460", "R465", "R470", "R475", "R480", "R485", "R490", "R495", "R500", "R505", "R510", "R515", "R520", "R525", "R530", "R535", "R540", "R545", "R550", "R555", "R560", "R565", "R570", "R575", "R580", "R585", "R590", "R595", "R600", "R605", "R610", "R615", "R620", "R625", "R630", "R635", "R640", "R645", "R650", "R655", "R660", "R665", "R670", "R675", "R680", "R685", "R690", "R695", "R700", "R705", "R710", "R715", "R720", "R725", "R730", "R735", "R740", "R745", "R750", "R755", "R760", "R765", "R770", "R775", "R780", "R785", "R790", "R795", "R800", "R805", "R810", "R815", "R820", "R825", "R830", "R835", "R840", "R845", "R850", "R855", "R860", "R865", "R870", "R875", "R880", "R885", "R890", "R895", "R900", "R905", "R910", "R915", "R920", "R925", "R930", "R935", "R940", "R945", "R950", "R955", "R960", "R965", "R970", "R975", "R980", "R985", "R990", "R995", "R1000", "R1005", "R1010", "R1015", "R1020", "R1025", "R1030", "R1035", "R1040", "R1045", "R1050", "R1055", "R1060", "R1065", "R1070", "R1075", "R1080", "R1085", "R1090", "R1095", "R1100", "R1105", "R1110", "R1115", "R1120", "R1125", "R1130", "R1135", "R1140", "R1145", "R1150", "R1155", "R1160", "R1165", "R1170", "R1175", "R1180", "R1185", "R1190", "R1195", "R1200", "R1205", "R1210", "R1215", "R1220", "R1225", "R1230", "R1235", "R1240", "R1245", "R1250", "R1255", "R1260", "R1265", "R1270", "R1275", "R1280", "R1285", "R1290", "R1295", "R1300", "R1305", "R1310", "R1315", "R1320", "R1325", "R1330", "R1335", "R1340", "R1345", "R1350", "R1355", "R1360", "R1365", "R1370", "R1375", "R1380", "R1385", "R1390", "R1395", "R1400", "R1405", "R1410", "R1415", "R1420", "R1425", "R1430", "R1435", "R1440", "R1445", "R1450", "R1455", "R1460", "R1465", "R1470", "R1475", "R1480", "R1485", "R1490", "R1495", "R1500", "R1505", "R1510", "R1515", "R1520", "R1525", "R1530", "R1535", "R1540", "R1545", "R1550", "R1555", "R1560", "R1565", "R1570", "R1575", "R1580", "R1585", "R1590", "R1595", "R1600", "R1605", "R1610", "R1615", "R1620", "R1625", "R1630", "R1635", "R1640", "R1645", "R1650", "R1655", "R1660", "R1665", "R1670", "R1675", "R1680", "R1685", "R1690", "R1695", "R1700", "R1705", "R1710", "R1715", "R1720", "R1725", "R1730", "R1735", "R1740", "R1745", "R1750", "R1755", "R1760", "R1765", "R1770", "R1775", "R1780", "R1785", "R1790", "R1795", "R1800", "R1805", "R1810", "R1815", "R1820", "R1825", "R1830", "R1835", "R1840", "R1845", "R1850", "R1855", "R1860", "R1865", "R1870", "R1875", "R1880", "R1885", "R1890", "R1895", "R1900", "R1905", "R1910", "R1915", "R1920", "R1925", "R1930", "R1935", "R1940", "R1945", "R1950", "R1955", "R1960", "R1965", "R1970", "R1975", "R1980", "R1985", "R1990", "R1995", "R2000", "R2005", "R2010", "R2015", "R2020", "R2025", "R2030", "R2035", "R2040", "R2045", "R2050", "R2055", "R2060", "R2065", "R2070", "R2075", "R2080", "R2085", "R2090", "R2095", "R2100", "R2105", "R2110", "R2115", "R2120", "R2125", "R2130", "R2135", "R2140", "R2145", "R2150", "R2155", "R2160", "R2165", "R2170", "R2175", "R2180", "R2185", "R2190", "R2195", "R2200", "R2205", "R2210", "R2215", "R2220", "R2225", "R2230", "R2235", "R2240", "R2245", "R2250", "R2255", "R2260", "R2265", "R2270", "R2275", "R2280", "R2285", "R2290", "R2295", "R2300", "R2305", "R2310", "R2315", "R2320", "R2325", "R2330", "R2335", "R2340", "R2345", "R2350", "R2355", "R2360", "R2365", "R2370", "R2375", "R2380", "R2385", "R2390", "R2395", "R2400", "R2405", "R2410", "R2415", "R2420", "R2425", "R2430", "R2435", "R2440", "R2445", "R2450", "R2455", "R2460", "R2465", "R2470", "R2475", "R2480", "R2485", "R2490", "R2495", "R2500", "R2505", "R2510", "R2515", "R2520", "R2525", "R2530", "R2535", "R2540", "R2545", "R2550", "R2555", "R2560", "R2565", "R2570", "R2575", "R2580", "R2585", "R2590", "R2595", "R2600", "R2605", "R2610", "R2615", "R2620", "R2625", "R2630", "R2635", "R2640", "R2645", "R2650", "R2655", "R2660", "R2665", "R2670", "R2675", "R2680", "R2685", "R2690", "R2695", "R2700", "R2705", "R2710", "R2715", "R2720", "R2725", "R2730", "R2735", "R2740", "R2745", "R2750", "R2755", "R2760", "R2765", "R2770", "R2775", "R2780", "R2785", "R2790", "R2795", "R2800", "R280

There are no A-Grade trees on or near the site. The two highest quality trees are an English Oak (No. 1 on the TPP – Category B) situated close to the north eastern corner of the plot, and a Blue Atlas Cedar (No. 2 on the TPP – Category A/B), situated within the site near to the front boundary. These two trees have a prominent appearance within the street scene of Hobdens Lane. All other trees on the site are considered to fall within Category C. Only two trees are proposed to be removed, both falling within Category C – a hazel tree (No. 5 on the TPP), and a pear tree (No. 7 on the TPP). All other trees on the site would be suitably protected and retained. Part of the existing hedge near the front boundary would be removed, and a new hedge planted to close up the informal driveway on the eastern side.

Mitigation measures during the construction of the development would include areas for hand dig excavations and suitable root treatment (along the section of the proposed widened footpath, and across the proposed front covered canopy area), tree protection fencing to the front of the dwelling, and within the rear garden across the width of the site, and a large ground protection area along the side eastern boundary of the plot.

Key Policies & Guidance

Mid Sussex District Plan 2014-2031 (March 2018):

- DP16 – High Weald Area of Outstanding Natural Beauty
- DP26 – Character and Design
- DP37 – Trees, Woodland and Hedgerows
- DP39 – Sustainable Design and Construction

Ardingly Neighbourhood Plan 2013-2031 (November 2014):

- ARD1 – The Presumption in Favour of Sustainable Development
- ARD5 – Housing Design

Supplementary Planning Documents and Guidance:

- High Weald Housing Design Guide (November 2019)
- Mid Sussex Design Guide SPD (November 2020)
- West Sussex County Council: Guidance on Parking at New Developments (September 2020)

Mid Sussex District Plan 2021-2039 Consultation Draft:

The Council is currently reviewing and updating its District Plan. Upon adoption, the new District Plan will replace the current District Plan, and its policies will have full weight. In accordance with the NPPF, LPAs 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 still unresolved objections to some of the Policies in the draft District Plan (hearings have been continuing during February and March 2026) and as such, it is considered that only minimal weight can be given to the emerging Plan. Therefore, it is considered that the current planning application should be assessed against the policies of the adopted District Plan 2014-2031.

The National Planning Policy Framework (NPPF) (December 2024, amended 7.02.2025)

The NPPF sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans can provide for housing and other development in a sustainable manner. Preparing and maintaining up-to-date plans should be seen as a priority in meeting this objective.

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements

The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, in a sustainable manner. The objective of sustainable development is to meet the needs of the present without compromising the ability of future generations to meet their own needs.

Paragraph 8 of the NPPF sets out the three overarching objectives of sustainable development; these are an economic objective, a social objective, and an environmental objective. The planning system must perform an economic role to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation, and improved productivity. It must play a social role, by supporting strong, vibrant, and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations, and by fostering well-designed, beautiful and safe places. The third dimension of an environmental objective is to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising

waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Paragraphs 10 and 11 set out the Framework's presumption in favour of sustainable development. Thus plans and decisions should apply this presumption; for plan-making, plans should promote a sustainable pattern of development to meet the development needs of their area. Strategic policies should as a minimum provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless the application of policies in the Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type, or distribution of development, or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against policies in the framework taken as a whole.

Section 12 of the NPPF sets out the policy for achieving well-designed places. Paragraph 131 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Paragraph 135 goes on to clarify that planning policies and decisions should ensure that developments will function well and add to the overall quality of the area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive and distinctive places to live, work and visit; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and create places that are safe, inclusive, and accessible, and which promote health and well-being, with a high standard of amenity for existing and future users.

Paragraph 139 states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to: a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more

generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Section 15 of the NPPF (Conserving and enhancing the natural environment) sets out at paragraph 187, that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, and recognising the intrinsic character and beauty of the countryside. Paragraph 189 states that 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 scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas. Paragraph 190 states that when considering applications for development within National Parks, the Broads and National Landscapes, permission should be refused for major development, other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest.

Involvement

The application fully takes into account the Council's current planning policies, national planning policies, and the context of the site and surrounding area. The plans and reports submitted with the application have been carefully and rigorously prepared by highly qualified professionals within their respective fields, to ensure accordant with local and national policy, and a fully comprehensive development proposal.

The property owners have also discussed the proposals with neighbouring occupiers. The near finalised plans were shared with No. 1 Hobdens Lane, and this neighbour has confirmed that they have no concerns over the siting of the two-storey extension, or the velux window serving the bathroom. Both the pre-application plans, and the current application plans have been shared with No. 3 Hobdens Lane, and this neighbour has confirmed that they have no concerns over the demolition of the existing link extension. An earlier version of the plans, similar in size and scale to the current proposal, were shared with the occupiers of No.4 Hobdens Lane, and this neighbour is supportive of the plans to renovate the property.

Planning Considerations

Character and Design

Section 12 of the NPPF sets out the policy for achieving well-designed places. Paragraph 131 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Paragraph 135 goes on to clarify that planning policies and decisions should ensure that developments will function well and add to the overall quality of the area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

Policy DP26 of the Mid Sussex District Plan (MSDP) states that 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 a high quality design and layout and includes appropriate landscaping and greenspace; contributes positively to, and clearly defines, public and private realms; 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; positively addresses sustainability considerations in the layout and the building design; and optimises the potential of the site to accommodate development.

Policy ARD5 of the Ardingly Neighbourhood Plan (ANP) requires all developments, including alterations to existing buildings, to be sympathetic of the character and scale of surrounding buildings and landscape.

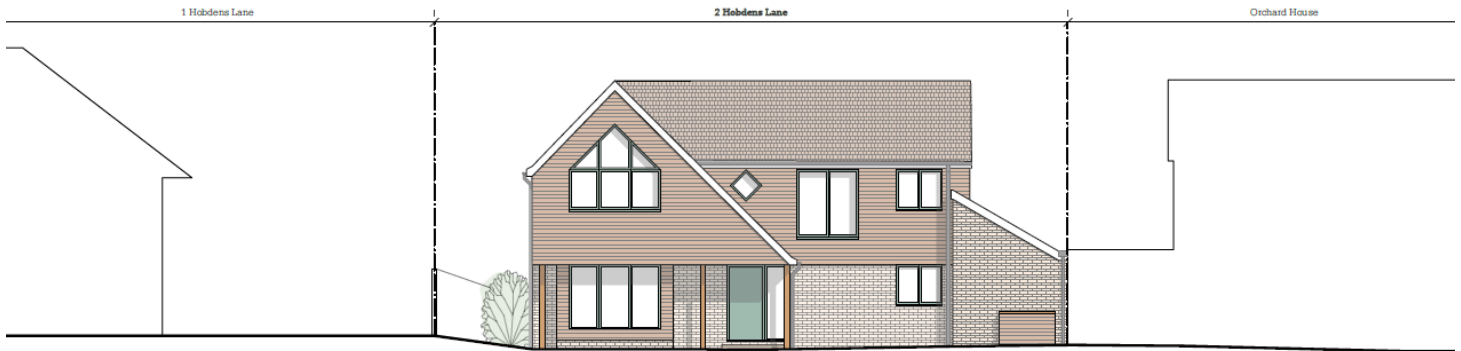
Principle DG49 of the Mid Sussex Design Guide (MSDG) SPD states that extensions should respond to the design of the original dwelling, and should typically use simple, uncomplicated building forms to compliment and coordinate with the scale, form and massing of the original dwelling. The design approach 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. Principle DG50 states that regarding side extensions, these 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. Side extensions will also 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 site is situated within the built up area of Ardingly, and the existing road comprises dwellings of a mixed character, in a variety of styles and materials, all of which have been extended, except for No. 2 Hobdens Lane. The Council advised at pre-application stage that the palette of materials used should reflect the character of the surrounding area and existing site, and the alterations to the existing dwelling and the proposed openings, should be designed so that they are co-ordinated in their design, appearance and scale. These recommendations have been fully taken into account in the design of the current application proposal.

The proposed extensions and modifications to the elevations of the dwelling would be of a high quality architectural design, in order to create a property of a more contemporary appearance. The proposed additions would co-ordinate with the scale, form, and massing of the original dwelling. The two storey side extension, whilst being of the same ridge height as the main dwelling, would be highly articulated, with a gable and roof pitch angle which complimented that of the existing dwelling. The catslide roof would add interest to the front elevation, as well as create a subservient form here in terms of scale where the extension would project a short distance forwards of the front wall, with the angle of the catslide mirroring the single pitch of the single storey side extension. The gable end of the existing dwelling would connect to the roof of the two-storey side extension over a minimal area, thereby reducing the overall mass and bulk of the two-storey addition. Whilst the two-storey side extension would extend forwards of the main dwelling, this would be minimally so, with the ground floor remaining open to provide a canopy area. This architectural feature would again assist the articulation of the design, and reduce the overall mass of the addition, thereby ensuring that it did not appear unduly prominent.

To the rear, the two-storey side extension would generally sit flush with the main dwelling, and would retain a good separation distance to the side south eastern boundary of the plot, with No. 1 Hobdens Lane. The Council advised at pre-application stage that the separation distance at the closest point to the boundary should be increased; this has been taken into account, and the width of the two-storey side extension reduced, thus the separation to the boundary at its closest point would be well in excess of 1m. The separation distance would significantly increase towards the front wall of the dwelling, due to the tapering side boundary. No. 1 is also set very well back from the common side boundary, thereby a good visual gap between the two properties would be retained within the street scene. The two-storey side extension would also retain the generous set back of the existing property from the front boundary with the road.

The proposed street scene elevation is shown below, which demonstrates that a generous visual gap to No. 1 Hobdens Lane would be retained, and the extended and re-designed dwelling would respect the height and scale of the neighbouring properties.



The single storey side extension would in part, where it would extend towards the rear, be an almost identical replacement of the existing link extension, overlapping the footprint, and being of the same width, and depth beyond the rear wall of the host property. Thus it would effectively be a rebuild of the existing link extension in its rear half. It would have a single pitch roof with an angle to match that of the catslide of the two-storey side extension, and would be wholly subservient to the host dwelling, in terms of its height and overall size. It would project forwards of the main dwelling by only 1.9m, thus it would still be set well back from the front boundary, as to not appear dominant in the street scene. With an identical projection to the existing link extension of just over 2m beyond the rear wall of the dwelling, its overall depth is not considered to dominate that of the host building.

The fenestration arrangement for the extended dwelling has been carefully designed, so as to give a balanced appearance. The fenestration design and size of openings would be co-ordinated in their design, appearance and scale. The main entrance door would be relocated more centrally within the front elevation. The two-storey extension, at first floor level to the front and rear, would feature triangular gable windows, reflecting the architectural roof shape and form of the dwelling.

The palette of materials used in the external elevations would comprise re-used materials from demolition, where possible, along with brickwork to match local character, and timber cladding at the first floor (reflecting a split cladding arrangement which can be found locally). Efficient aluminium composite windows and doors would be incorporated into the dwelling. The roof would feature re-used and marching clay tile elements. Thus it is considered that the combination of proposed materials would reflect the existing and local character. The solar panels on the roof would not be readily visible in the street scene, given their location.

Overall, it is considered that the proposal would greatly improve and enhance the architectural design of the existing building, with changes to the fenestration arrangement and facades in order to create a more contemporary appearance. The proposed extensions would respect the host property and the varied context of the area, retaining the spaciousness of the plot, and it is not considered that overall, the proposal would have a dominant and harmful appearance in the street scene, being also set back from the road. The existing screening to the site would be retained, and the hedge line would be extended across the front boundary, where the existing drive to the eastern side of the dwelling would be removed.

Impact on the High Weald National Landscape

The proposed development is located within the High Weald National Landscape (AONB). The legal framework for AONBs (now 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 that great weight should be given to conserving and enhancing landscape and scenic beauty in National Landscapes which have the highest status of protection in relation to these issues; 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 minimise adverse impacts on the designated areas.

Policy DP16 of the MSDP states that Development within the High Weald Area of Outstanding Natural Beauty (AONB), 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.

Whilst the site is situated within the National Landscape, it is also within the built up area of Ardingly, and not located within or near to any open areas or highly sensitive views within the natural landscape. The road has a somewhat enclosed and secluded character, due to the arrangement of built form, coupled with the somewhat narrowness of the cul-de-sac, and the screening present on property boundaries. The cul-de-sac is also surrounded by residential plots on neighbouring roads. Due to the nature of the proposal, and the scale and siting of the additions, these would not be visible in wider views within the landscape, and the extensions would be read and viewed in the context of the host property and its residential plot, as well as the existing surrounding residential development.. As such, the proposal would not impinge on any local views within the National Landscape, or harm the wider character of the landscape area. Therefore, it is considered that the proposal would accord with both local and national planning policy. Furthermore, the advice received for the pre-application scheme concluded the same.

Impact on Residential Amenities

The NPPF states at paragraph 135 that developments should create places that are safe, inclusive, and accessible, and which promote health and well-being, with a high standard of amenity for existing and future users. Policy DP26 of the MSDP requires 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.

Principle DG45 of the MSDG SPD states that applicants will need to demonstrate how privacy will be achieved between new and existing developments. Elements that can have an impact on privacy include the relationship of buildings to each other including the positioning and design of windows and doors; the topography and relative height of adjacent buildings; the provision of good noise insulation; the relationship of the parking, gardens, front defensible space, balconies with the adjacent buildings; and the position and arrangement of habitable rooms. Direct overlooking of private amenity space from habitable rooms in neighbouring properties should normally be avoided. Set-back upper floors, recessed balconies and generous internal courtyards can all help to deliver higher densities whilst respecting privacy.

The two most affected neighbouring properties would be No.1 Hobdens Lane to the south east side, and No. 3 Hobdens Lane to the western side. The proposal has been carefully designed, so that it would not harmfully impact on the residential amenities of either neighbour. The Council advised at the pre-application stage, that in relation to No. 1 Hobdens Lane, the two-storey side extension should be set further back from the common side boundary at its closest point. This has been addressed in the current scheme, by the reduction of the width of this extension, so that the separation would now be well in excess of 1m at its closest point. Thus the two-storey side extension would retain a good separation distance to the common side boundary, as well as generally be of a similar depth to the existing dwelling, with only a relatively small projection forwards. Given that No. 1 is set back significantly from the common side

boundary, and due to the general positioning of the proposal in relation to the neighbouring property, it is not considered that the two-storey side extension would be dominant or overbearing to the neighbour.

In addition, there would be no windows at first floor level in the flank elevation that would harmfully overlook the neighbour, and towards sensitive areas of their amenity space. A velux window would feature in the flank roof, however, this would be angled away from the neighbouring plot, and would not directly overlook any areas. Whilst there would be a window at first floor level serving a bedroom at the rear of the extension, this would predominantly look towards the rear of the plot, with views limited to the side of No. 1 Hobdens Lane, due to the significant depth of the neighbour.

Turning to the impact on No. 3 Hobdens Lane, the single storey side extension would be situated close to the common side boundary with the neighbour. However, there is already a link extension present in the rear half of this location. The proposed single storey side extension would extend only 1.9m beyond the front of the host property, and the covered canopy area to the front of the neighbour's garage link extension. However, this depth would not have any impact on the nearest front or rear windows of the neighbour, due to its set back. Due also to its scale and size, it is not considered to be dominant and overbearing to the neighbour, and its flank elevation would only contain a small roof light serving a bathroom. There would be two windows in the first floor flank, however, these would be small, high level windows (it should also be noted that the existing dwelling already has a small first floor window on this flank elevation).

It is therefore considered that the proposal would not harm the residential amenities of any neighbouring properties, and would accord with both local and national planning policy.

Impact on Trees

Policy DP37 of the MSDP requires existing trees that contribute to the character of the area, to be suitably protected. An Arboricultural Report incorporating an Arboricultural Implications Assessment (AIA) and Preliminary Arboricultural Method Statement (AMS) is being submitted in support of the application, to address the comments raised by the Council regarding the pre-application scheme. The document also incorporates a Tree Protection Plan (TPP).

There are no A-Grade trees on or near the site. The two highest quality trees are an English Oak (No. 1 on the TPP – Category B) situated close to the north eastern corner of the plot, and a Blue Atlas Cedar (No. 2 on the TPP – Category A/B), situated within the site near to the front boundary. These two trees have a prominent appearance within the street scene of Hobdens Lane, and do contribute to the character of the area. All other trees on the site are considered to fall within Category C. Only two trees are proposed to be removed, both falling within Category C – a hazel tree (No. 5 on the TPP), and a pear tree (No. 7 on the TPP). All other trees on the site would be suitably protected and retained. Part of the existing hedge near the front boundary would be removed, and a new hedge planted to close up the informal driveway on the eastern side.

Mitigation measures during the construction of the development would include areas for hand dig excavations and suitable root treatment (along the section of the proposed widened footpath, and across the proposed front covered entrance canopy area), tree protection fencing to the front of the dwelling, and within the rear garden across the width of the site, and a large ground protection area along the side eastern boundary of the plot. It is therefore considered that the development could be carried out without any long term adverse impacts on the health of the trees.

Other Matters

Policy DP39 of the MSDP states that all development proposals must seek to improve the sustainability of development and should where appropriate and feasible according to the type and size of development and location, incorporate the following measures: minimise energy use through the design and layout of the scheme including through the use of natural lighting and ventilation; explore opportunities for efficient energy supply through the use of communal heating networks where viable and feasible; use renewable sources of energy; maximise efficient use of resources, including minimising waste and maximising recycling/re-use of materials through both construction and occupation; limit water use to 110 litres/person/day in accordance with Policy DP42: Water Infrastructure and the Water Environment; and demonstrate how the risks associated with future climate change have been planned for as part of the layout of the scheme and design of its buildings to ensure its longer term resilience. Principle DG37 of the MSDG SPD also sets out similar considerations for sustainable building that deliver high quality buildings that minimise their environmental impact.

The proposed scheme seeks to modernise and extend the existing accommodation on the site, in order to provide a long-term family home for the applicants, which will also be used by their extended family. The resulting dwelling will be of a high quality sustainable design, with significant thermal upgrades; the enhancements will include insulation and renewable energy options.

In terms of the sustainability strategy to reduce embodied carbon, this would be achieved by using recycled materials and the re-use of demolished materials, using locally supplied sustainable materials, limiting the use of materials with high embodied carbon such as concrete and bricks, maximising structural efficiency, and ensuring building uses support closed-loop systems such as rainwater harvesting. Operational carbon reduction would be achieved by incorporating Passive House principles into the dwelling, such as thermal insulation, Passive House windows, an adequate ventilation strategy, airtightness, and a thermal bridge reduced design. Renewable energy measures would be incorporated into the building, comprising an air source heat pump, and solar panels.

Concerning parking, in accordance with the Mid Sussex Parking Standards, Ardingly is situated in Zone 1. The Council confirmed at the pre-application stage that the provision of two parking spaces for the extended dwelling would be acceptable. The retained driveway to the western side of the plot would provide two tandem parking spaces.

Biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990. As this is a householder development proposal within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, it is exempt from the requirement to provide biodiversity net gain.

Whilst the site is situated within the High Weald National Landscape, which is defined as a sensitive area in regulation 2(1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, given the nature, size, and location of the proposal, it is not expected that the Council will consider that the proposal will have a significant effect on the environment, and thus be deemed EIA development.

Conclusion

It is considered that overall the proposal would achieve a sustainable form of development, integrating well within the character and context of the street scene, and effectively utilising the layout of the site. It would have no adverse impact on the wider character and appearance of the High Weald National Landscape, and would not harm neighbouring residential amenity. There would be no harm to trees on the site, and satisfactory parking spaces would be retained on the application site. The proposal would therefore fully comply with the Development Plan policies of Mid Sussex District Council, and the policies of the National Planning Policy Framework.

Design & Access Statement

Design Component

Amount – number of units / floor space

The proposal is for extensions to the existing dwelling, in order to create a 4-bed dwelling (with removal of the existing detached garage and link extension). The existing dwelling has a floor area of 96sqm GIA, and the detached garage has a floor area of 14.5sqm GIA (the total thus amounting to 110.5sqm GIA). The proposal would result in a total floor area of 173sqm GIA, which is an overall increase over the existing buildings of 62.5sqm GIA. The two-storey side extension would have a floor area of 61.3sqm GIA, and the single-storey side extension would have a floor area of 25sqm GIA.

Layout

The layout of the dwelling would be carefully designed to ensure that the amenity of neighbouring and future occupiers is protected. Access to the side eastern drive would be closed up by the planting of a mature hedge, so that access could only be made using the side western driveway. The arrangement to the front of the dwelling would be more secure, and private as a result, thus the layout decreases the opportunities for crime.

Scale – the height, width and length of a building or buildings in relation to its surroundings

The height of the extended dwelling would remain the same, and it would respect the height and scale of neighbouring development. Please see the report further above for more information.

Landscaping – treatment of private and public areas

Soft landscaping would in the most part be retained, with only a small area of permeable hardstanding to widen the pedestrian footpath to the main entrance. The soft landscaping would be increased in the area of the former drive to be closed off, by the removal of the tarmac strips. An additional hedge would be planted along the front boundary to close off this driveway.

Appearance - external built form of the development, its architecture, materials, decoration, lighting, colour and texture.

The proposal seeks to significantly upgrade and extend the existing dwelling, and would be architecturally of a more modern and contemporary appearance, with a gable and cat slide roof two-storey extension, and a single pitched single storey extension. Both extensions would have angled roofs which complement each other. It would have a carefully balanced fenestration arrangement, with the two-storey extension featuring triangular gable windows, that would complement the architectural form. Materials would be of a generally traditional appearance and

locally sourced, matching the dwelling where possible. For further details, please see the report above.

The proposal would also incorporate energy efficiency measures within its construction, and renewable energy measures. Thus this would produce a highly efficient, energy conscious development that safeguards the environment.

Access Component

Access to the site for service and emergency vehicles will remain from Hobdens Lane. Whilst the access on the eastern side of the site would be closed up, the access on the western side will be retained, and the path widened approaching the main entrance of the dwelling, in order to improve the access arrangement to the dwelling for pedestrians.

In terms of access to the dwelling itself, the main entrance door would be relocated more centrally within the front elevation. The entrance door and internal doors will be a minimum of 826mm wide metric size, with hall and room sizes complying with the minimum dimensions required.