

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0483	Case Officer:	Anna Tidey
Application Type:	Householder Application		
Proposal:	Proposed single garage and entrance lobby with first floor home office above. Create additional parking area.		
Site:	Inyanga, Bonfire Lane, Horsted Keynes, Haywards Heath, West Sussex, RH17 7AL, ,		
Validation Date	6 May 2026	Overall Expiry Date:	27 May 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	30 Jun 2026
Target Date:	1 Jul 2026	Recommending Officer Signature:	Anna Tidey

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Joanne Fisher	Date:	1 Jul 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0483

**Inyanga, Bonfire Lane, Horsted Keynes, Haywards Heath, West Sussex, RH17 7AL,
Proposed single garage and entrance lobby with first floor home office above. Create additional
parking area.**

Mr And Mrs Staples

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Conservation Officer: The proposal is considered to preserve the character and appearance of the Conservation Area, meeting the requirements of District Plan Policy DP35, the Council's Design Guide and the relevant paragraphs of the NPPF. Conditions recommended.

Tree Officer: I have reviewed the Arboricultural Implications Assessment (AIA), for this application and note the loss of one category C tree. This is not a constraint to development. I have no objection. Please condition adherence to the AIA.

Southern Water: The development site is not located within Southern Water's statutory area for water supply. South East Water are the relevant statutory undertaker.

PARISH COUNCIL OBSERVATIONS

No objection.

INTRODUCTION

This application seeks planning permission for a proposed single garage and entrance lobby, with a first floor office above and additional parking space at a property known as 'Inyanga', to the south of Bonfire Lane, in Horsted Keynes.

RELEVANT PLANNING HISTORY

04/01360/FUL. Construction of double garage. Approved July 2004.

04/00555/FUL. Construction of double garage with storage over. Refused April 2004.

HK/061/98. New double garage linked by covered way to existing dwelling. Approved March 1999.

HK/011/93. Roof extension to form covered way. Approved June 1993.

HK/015/92. Conversion of integral garage into kitchen extension forming utility room. porch and WC and new double garage. Approved July 1992.

HK/007/77. Four detached 2-storey houses - Approval of Reserved Matters of HK/13/74. Approved July 1977.

HK/013/74. Outline application for the erection of 4 detached houses. Approved May 1974.

SITE AND SURROUNDINGS

The house at 'Inyanga' is located off Bonfire Lane within a group of other detached houses with shared access in the built up area of Horsted Keynes. The house is sited within the boundary of the Horsted Keynes Conservation Area, and is also within the High Weald National Landscape/Area of Outstanding Natural Beauty.

The dwelling is constructed in brick with first floor brown vertical tile hanging and white painted timber windows. It is located on a secluded site and can be seen in limited views from the driveway entry gate.

APPLICATION DETAILS

This application seeks planning permission for the construction of a garage, and a new entrance lobby with a first floor above. The submitted block plan also shows the enlargement of the driveway to accommodate two additional parking spaces at the front of the house.

The extension will be constructed into the northern corner of the site, at the front of the house next to an existing boundary retaining wall, shared with Joylands, and an established hedgerow of Leyland Cypress trees on the boundary with Droveaway. The extension will be located next to an existing oil tank, and will require the removal of one Category C Cypress tree, which is growing next to the boundary.

The proposed floor plans show the extension will be approx. 7.5m wide by 7m deep, and has a one and a half storey form, with a half gabled front roofline and a full gabled rear roof line. The asymmetric roof has eaves at a height of approx. 4m on the north side and at ground floor level (approx. 2.2m high) on the south side, to the rear of the single storey gabled kitchen roof. A 2.4m wide hipped roofed dormer is shown to be constructed on the southern facing roof slope to light and provide headroom within the first floor. Two roof lights are proposed in the northern facing roof slope and a triple window, located over the garage door at the front of the extension, will light the first floor room.

The extension will be built off the existing external kitchen door and it will accommodate a single garage, with a recessed garage door, and a side pedestrian door, facing west. The addition is to be constructed with a new external doorway leading into a corridor serving a ground floor toilet, a stairway to the home office/studio room over the garage and links into the kitchen doorway leading into the existing ground floor accommodation. The floor plans show external double doors at the rear of the garage, to allow access into the back garden from the southern elevation of the new extension.

The application was supported by a Planning Statement, which is available to view on the planning file. This explains the proposal, and in summary confirms:

- the proposal is for a single garage with a home office/ studio space above, accessed by stair from the entrance link between the garage and existing kitchen.
- The proposed building footprint is sited parallel to a 2.3m high retaining wall along the north-east boundary.
- Due to the level change between this site and the adjacent property 'Joylands', the building form appears sunk down with first floor accommodation within the roof volume to minimise the impact of the proposed massing and ridge height relative to the neighbouring dwelling.
- Materials will be to match the existing house.
- A large Leylandii tree is to be removed from the corner of the plot.
- An existing section of grass is to be replaced with hard landscaping to provide additional on plot parking adjacent to the entrance.
- The Planning History for the site is explained as follows: 'This application follows a positive pre-application enquiry in 2018 (DM/18/0444) which included a garage, kitchen extension and annexe at first floor above. In the meantime, our clients brief has changed and scale of proposals reduced to allow for a garage with single room above to function as a home office and studio space. A previous consent for a double garage was granted in 2004 (04/01360/FUL) but was not implemented.'

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, the Horsted Keynes Neighbourhood Plan and Site Allocations DPD.

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:

DP16 - High Weald Area of Outstanding Natural Beauty

DP26 - Character and design

DP35 - Conservation Areas

DP37 - Trees, Woodland and Hedgerows

DP38 - Biodiversity

Site Allocations Development Plan Document

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

There are no policies deemed relevant to this application.

Neighbourhood Plan

Horsted Keynes Neighbourhood Plan - made May 2023.

Relevant policies:

Policy HK4 Maintaining Local Character and Good Quality Design

Policy HK5 Infill Development and Domestic Extensions

Policy HK6 Conserving Local Heritage

Other Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990

Other Material Considerations

Mid Sussex District Plan 2021 - 2039 - Submission Draft (Regulation 19)

The District Council is reviewing and updating the District Plan. Upon adoption, the new District Plan 2021 - 2039 will replace the current District Plan 2014-2031 and its policies will have full weight. In accordance with the NPPF, Local Planning Authorities may give weight to relevant policies of the emerging plan according to the stage of preparation; the extent to which there are unresolved objections to the relevant policies; and the degree of consistency of the relevant policies in the emerging plan to the NPPF. The draft District Plan 2021-2039 (Regulation 19) is currently at Examination and hearings were concluded on the 19th March 2026. The District Plan remains at Examination until the Inspector has published his report, until that time only minimal weight can be given to the Plan and this planning application has been assessed against the policies of the adopted District Plan.

Relevant policies:

DPS2 Sustainable Design and Construction

DPN1 Biodiversity, Giodiversity and Nature Recovery

DPN4 Trees, Woodland and Hedgerows

DPB1 Character and Design

DPB2 Listed Buildings and other heritage assets

DPS6 Health and Wellbeing

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.

High Weald AONB Management Plan 2024-2029

National Planning Policy Framework (NPPF) (December 2024)

ASSESSMENT

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

- Design
- Impact upon the Conservation Area
- Impact upon the High Weald National Landscape/AONB
- Impact on residential amenities
- Impact upon trees
- Biodiversity Net Gain

Design

Policy DP26 of the District Plan relates to character and design and requires all proposals to be well designed and reflect the distinctive character of the towns and villages as well as addressing the character and scale of the surrounding buildings and landscape.

Policy HK4 of the Horsted Keynes Neighbourhood Plan seeks to ensure that new development proposals maintain the local character and demonstrate good quality design, achieving high quality design that respects the scale, bulk and character of existing and surrounding buildings.

The Council's adopted Design Guide is a material consideration in the determination of the application. Chapter 9 of the Design Guide relates to household alterations and extensions. Design Principle DG49 states that extensions should respond to the design of the original dwelling and applicant will be expected to demonstrate how local character has informed the design proposal.

The proposed extension is sited on a similar site to a previous unimplemented permission for a garage extension at this property, and is set at the rear of the site against the backdrop of a boundary retaining wall.

The details on the submitted application form confirm that the proposed external materials will match those of the existing house, to include a stock brick, concrete tiles and timber doors and windows. These materials are considered appropriate, subject to the conditions recommended by the Conservation Officer, to control the detail of the development, which the Agent has been made aware of. It is considered that the design, position and form of the extension represents an acceptable subordinate addition that will be of an appropriate in design terms.

The proposed additional car parking provision, shown to encroach over part of the front lawn on the Proposed Site Plan, is required as a result of the construction of the proposed extension over an area of existing hardstanding. Whilst the Conservation Officer has reservations regarding the creation of this additional parking area it is considered that this does not impact harmfully to the appearance of the house or visually to its setting. It is considered appropriate to require the submission of details of the proposed surfacing materials for this new extended driveway area to protect the appearance of public viewpoints of the frontage of the property.

Consequently, the proposed extension and related works are considered to accord with Policy DP26 of the Mid Sussex District Plan, Policy HK4 of the Horsted Keynes Neighbourhood Plan and with the relevant Design Guide principles.

Impact upon the Conservation Area

Inyanga is located within the Horsted Keynes Conservation Area, which was established in December 1984.

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states 'In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of conservation preserving or enhancing the character or appearance of that area.'

The District Plan contains Policy DP35, which requires development to conserve or enhance the special character and appearance of Conservation Areas.

Policy HK6 of the Horsted Keynes Neighbourhood Plan seeks to ensure that development proposals should preserve or enhance the special character and setting of the Horsted Keynes and Birch Grove Conservation Areas, and preserve or enhance the special architectural or historic interest of listed buildings and their settings.

Para's 212 - 215 of the NPPF are relevant.

The Conservation Officer considers the existing house is modern, and sited in a group of other such houses. She considers that the provision of an attached garage may not be considered to be sympathetic to the traditional nature of the development within a rural village such as Horsted Keynes. However, in this instance the existing house, although within the Conservation Area, is modern, and part of a small group of other houses of a similar period some of which have attached garages. In addition, the property is set back from the road and relatively well screened from public view. Furthermore, the addition although quite substantial is considered subordinate to the existing house. In this context, on balance, the principle of the proposal is considered acceptable. This view is supported by officers.

Overall, the development will protect the character and appearance of this part of the Horsted Keynes Conservation Area, and therefore accord with the aims of District Plan Policy DP35 and Policy HK6 of the Horsted Keynes Neighbourhood Plan.

Impact upon the High Weald National Landscape/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.

Policy DP16 of the District Plan seeks to conserve and enhance the natural beauty of the area, with regard to the aims of the High Weald AONB Management Plan.

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 and the Broads . 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.'

Due to the scale and siting of the proposed extension at Inyanga it is considered that there will be no negative impact on local views or upon the wider character of the area. Consequently, the proposal would conserve this part of the High Weald National Landscape and accords with Policy DP16 of the Mid Sussex District Plan and the relevant NPPF and AONB guidance.

Impact on residential amenities

District Plan Policy DP26 and Neighbourhood Plan Policy HK5 are relevant in the determination of this application with regards to the impact of the changes on residential amenities. There is a conflict in the phrasing of these policies. District Plan Policy DP26 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.*'

In contrast Policy HK5 states that development proposals will be supported where there is no unacceptable harm to the amenity of adjoining residents in respect of access, noise, privacy, daylight, sunlight and outlook is retained.

Under section 38(5) of the Planning and Compulsory Purchase Act 2004 if a policy contained in a development plan for an area conflicts with another policy in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published. As such, Policy HK5 of the Neighbourhood Plan is considered to take precedence and therefore the test in this instance is whether there is no unacceptable harm as a result of the development upon the neighbouring amenities as outlined above.

In addition Principle DG45 in the Design Guide refers to the need to consider privacy of existing and future residents and it is noted that privacy may be affected by the relationship of buildings to each other.

The nearest immediate neighbouring properties to Inyanga are Joylands to the east, Droveway to the north and Pargeters to the west. The presence and retention of the retaining wall and boundary tree screening will largely screen the proposed one and a half storey garage extension from the properties at Joylands and Droveway. It is considered that the distance of the siting from Pargeters, and the intervening house, will effectively screen the proposed extension from that property.

Due to the position of the house, and the nature of the proposed works, it is considered that the proposed building works will cause no unacceptable harm to the privacy, outlook, daylight and sunlight of the immediate residents of these dwellings.

The proposal therefore accords with the requirements of the more up to date Policy HK5 of the Neighbourhood Plan as there is no unacceptable harm as a result of the development upon the neighbouring amenities and the relevant principles of the Design Guide.

Impact upon trees

District Plan Policy DP37 is relevant in the determination of the application. This seeks to protect trees, woodland and hedgerows for development to protect their visual amenity value and the character of an area.

The proposed plans show that one Category C Cypress tree will be felled to allow for the construction of the proposed extension. This tree does not have important amenity value in the area, and does not contribute to the appearance of the Conservation Area due to its condition and species. The adjacent hedgerow of Leyland cypress will be protected from the development to retain this verdant screen between the houses.

During the course of determining this application the submitted Arboricultural Impact Assessment (AIA) has been reviewed by the Tree Officer, and this is accepted.

With a planning condition to require that the works are undertaken in accordance with the submitted AIA it is considered that the proposal will accord with the aims of District Plan Policy DP37.

Biodiversity Net Gain

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

PLANNING BALANCE AND CONCLUSION

The extension and site frontage alterations are considered to be acceptable in terms of design and siting, would conserve the character of the Conservation Area and High Weald National Landscape and would not result in unacceptable harm to the amenities of surrounding residential properties. the proposal is thereby considered to comply with policies DP16, DP26 and DP35 of the District Plan and policies HK4, HK and HK6 of the Neighbourhood Plan.

Subject to an appropriate planning condition to ensure that the development is carried out as detailed in the AIA the development will accord with the aims of District Plan Policy DP37.

Consequently the application is recommended for approval.

Decision: Permission

Case Officer: Anna Tidey