

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2802	Case Officer:	Stefan Galyas
Application Type:	Householder Application		
Proposal:	Part retrospective application for a greenhouse attached to the side elevation of property		
Site:	Slaugham Place Farm, Slaugham Place, Slaugham, Haywards Heath, West Sussex, RH17 6AL, ,		
Validation Date	4 Nov 2025	Overall Expiry Date:	1 Dec 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	16 Dec 2025
Target Date:	30 Dec 2025	Recommending Officer Signature:	<i>Stefan Galyas</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
--	--	-------------------------------	---

Signed and Agreed By:	<i>Steven King</i>	Date:	16 Dec 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2802

**Slaugham Place Farm, Slaugham Place, Slaugham, Haywards Heath, West Sussex, RH17 6AL,
Part retrospective application for a greenhouse attached to the side elevation of property
Mrs Katie Lytle**

SUMMARY OF REPRESENTATIONS

There were no letters of representation received in response to the proposed development.

SUMMARY OF CONSULTEES

None received.

TOWN/PARISH COUNCIL OBSERVATIONS

Parish Council: No objection.

INTRODUCTION

The application seeks part retrospective planning permission for a single storey side elevation greenhouse.

RELEVANT PLANNING HISTORY

04/00071/FUL - Dining and garden room extensions with porches to the ground floor and alterations and additions to the roofspace to create granny annex and two additional bedrooms. Permission 27.02.2007.

04/01403/FUL - Loose boxes and detached garage (proposed demolition of existing detached garage and detached pool pump house). Permission 27.07.2004.

DM/15/0418 - Demolish existing conservatory, porch, balcony, bay windows and dormer window. Erection of replacement porch to south elevation, flue to north elevation, juliet balcony to west elevation, extend east elevation roof overhang, alterations to fenestration and internal alterations. Permission 27.03.2015.

SITE AND SURROUNDINGS

The application relates to Slaugham Place Farm, a detached two storey dwelling positioned to the western side of the lane. The existing dwelling features a number of roof forms, projecting gables and dormers, all of which help in contributing towards the visual interest of the building. There is ample garden amenity space contained to the rear of the property with a swimming pool and patio area to the rear. The dwelling is served by an access to the front through a front gravelled circular driveway and there is an existing outbuilding set to the sites south-eastern corner. The existing property is composed of brickwork at ground floor level, tile hanging at first floor to the walls, a tiled roof and green painted sash style windows.

The sites locality is semi-rural with the application site surrounded by open fields to the south and west as well as a lake to the north. The mature hedgerows and planting abutting the lane to the east provides a verdant character to the area.

In terms of policy constraints, the site lies within the countryside and the High Weald Area of Outstanding Natural Beauty (National Landscapes). A public right of way (reference SLA/12S/1) skirts the site to the east.

APPLICATION DETAILS

The proposal seeks part retrospective permission for the development of a side elevation, single storey greenhouse. The proposal would measure at approximately 3.9m in length, 3m wide, have an eaves height of 1.6m and a ridge height measuring at 3.4m. Proposed external materials would comprise aluminium, polyester powder coated and single glazed glass and a brick plinth.

LEGAL FRAMEWORK AND LIST OF POLICIES

Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Using this as the starting point the development plan for this part of Mid Sussex consists of the District Plan, Site Allocation Development Plan Document (DPD) and the Slaugham Neighbourhood Plan

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

Mid Sussex District Plan

The District Plan was adopted at Full Council on 28th March 2018.

Relevant policies:

DP12: Protection and Enhancement of the Countryside

DP16: High Weald Area of Outstanding Natural Beauty

DP26: Character and Design

Site Allocations DPD

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

There are no relevant policies.

Neighbourhood Plan

Slaugham Neighbourhood Plan (Made September 2019)

Relevant Policies:

Policy 1 - Protecting the Area of Outstanding Natural Beauty

Other Material Considerations

The District Council is reviewing and updating the District Plan. Upon adoption, the new District Plan 2021 - 2039 will replace the current District Plan 2014-2031 and its policies will have full weight. In accordance with the NPPF, Local Planning Authorities may give weight to relevant policies of the emerging plan according to the stage of preparation; the extent to which there are unresolved objections to the relevant policies; and the degree of consistency of the relevant policies in the emerging plan to the NPPF. The draft District Plan 2021-2039 (Regulation 19) is currently at Examination and stage 1 hearings were concluded on the 31st October 2024. There are unresolved objections to some of the Policies in the draft District Plan and as such, only minimal weight can be given to the Plan and this planning application has been assessed against the policies of the adopted District Plan.

Relevant policies:

DPS1 - Climate Change

DPS2 - Sustainable Design and Construction

DPB1 - Character and Design

DPC1 - Protection and Enhancement of the Countryside

DPC4 - High Weald Area of Outstanding Natural Beauty

Mid Sussex Design Guide Supplementary Planning Document (SPD)

The Council has adopted a 'Mid Sussex Design Guide' SPD that aims to help deliver high quality development across the district that responds appropriately to its context and is inclusive and sustainable. The Design Guide was adopted by Council on 4th November 2020 as an SPD for use in the consideration and determination of planning applications. The SPD is a material consideration in the determination of planning applications.

National Planning Policy Framework (NPPF) (December 2024)

The National Planning Policy Framework (NPPF) 2024 is a material consideration. Paragraphs 2, 8, 11, 38, 47, 131, 135, 139 & 189.

High Weald Area of Outstanding Natural Beauty Management Plan 2024-2029

ASSESSMENT

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

- Design and Character
- Protection, Conservation and Enhancement of the High Weald AONB and Countryside
- Impact on Neighbouring Amenities
- Biodiversity Net Gain

Design and Character

Policy DP26 of the District Plan states:

'All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

- o is of high-quality design and layout and includes appropriate landscaping and greenspace;*
- o contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;*
- o creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- o protects open spaces, trees and gardens that contribute to the character of the area;*
- o 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 DG49 of the Mid Sussex Design Guide states:

'Extensions 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 of the Mid Sussex Design Guide elaborates further on what constitutes 'good design' in relation to side extensions:

'Side extensions 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.

The gaps between dwellings can sometimes positively contribute to articulating (for example, through the consistent rhythm of repeated houses) and adding interest in a street frontage or by providing views / visible connections to the surrounding countryside. Side extensions will therefore 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 proposed greenhouse would be of a traditional appearance, featuring glazing throughout, cresting details to the ridge and aluminium sections. A single storey size would be utilised and it is considered that this would ensure that the greenhouse reads as subservient towards the main dwelling on site. Furthermore, it is considered that the greenhouse would be of a limited footprint and inset from both the principal and rear elevations.

Whilst the greenhouse would be physically attached to the main dwelling, there would be no internal access between these two elements and the greenhouse would likely read as an outbuilding as opposed to an extension.

In light of the above, it is considered that the greenhouse would result in an acceptable impact on the design and character of the area. The proposal would therefore comply with the provisions of policy DP26 of the District Plan.

Protection, Conservation and Enhancement of the High Weald AONB and Countryside

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 requires proposals in the AONB to conserve or enhance natural beauty.

Paragraph 189 of the NPPF is also relevant as it states:

'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.'

Policy 1 of the Slaugham Neighbourhood plan states that:

'Development proposals within the High Weald AONB will only be supported where they conserve or enhance natural beauty and have regard to the High Weald AONB Management Plan in particular

- 1. The identified landscape features or components of landscape beauty and to their setting;*
 - 2. The traditional interaction of people with nature and appropriate landscape management;*
 - 3. Character and local distinctiveness, settlement pattern, sense of place and setting of the AONB;*
- and*
- 4. The conservation of wildlife and cultural heritage.'*

With regard to development within the countryside, Policy DP12 of the District Plan states that:

'The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:

- o it is necessary for the purposes of agriculture; or*
- o it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.'*

In this instance, the proposal is considered to conserve the landscape quality of the AONB due to it being viewed within the existing established residential curtilage. Furthermore, the proposal would be set within an established residential curtilage in the countryside. It is therefore considered that the proposal would protect the intrinsic character and beauty of the countryside.

As such, the proposal would comply with the requirements of Policies DP12 and DP16 of the District Plan, Policy 1 of the Slaugham Neighbourhood Plan, all the requirements of the High Weald Management Plan and the NPPF.

Impact on Neighbouring Amenities

In terms of impact upon neighbouring amenities, Policy DP26 in part seeks to ensure that development: *'does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see DP29);'*

The proposal would be of a limited overall size, scale and bulk without any nearby neighbouring properties to the south-west of the application site.

It is therefore considered that the proposal would meet the requirements of policy DP26 of the District Plan in terms of neighbouring amenities.

Biodiversity Net Gain

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

PLANNING BALANCE AND CONCLUSION

In conclusion, the proposal is appropriate in terms of design and will not negatively impact on the host dwelling nor its immediate setting and will not harm neighbouring amenities.

The proposal will comply with Policies DP12, DP16 and DP26 of the District Plan, Policy 1 of the Slaugham Neighbourhood Plan, the MSDC Design Guide and the requirements of the NPPF.

Decision: Permission

Case Officer: Stefan Galyas