

## Delegated Decision

### Sign off Sheet

|                                              |                                                                                   |                                        |                         |
|----------------------------------------------|-----------------------------------------------------------------------------------|----------------------------------------|-------------------------|
| <b>Ref. No:</b>                              | DM/26/0961                                                                        | <b>Case Officer:</b>                   | Catherine Cardin        |
| <b>Application Type:</b>                     | Householder Application                                                           |                                        |                         |
| <b>Proposal:</b>                             | Proposed single storey rear extension.                                            |                                        |                         |
| <b>Site:</b>                                 | 2 Fountain Mews, High Street, Handcross, Haywards Heath, West Sussex, RH17 6BH, , |                                        |                         |
| <b>Validation Date</b>                       | 15 Apr 2026                                                                       | <b>Overall Expiry Date:</b>            | 12 May 2026             |
| <b>Pre-Commencement Conditions Required:</b> |                                                                                   | <b>Pre-Com Conditions Date Agreed:</b> |                         |
| <b>Recommendation:</b>                       | Permission                                                                        | <b>Recommendation Date:</b>            | 2 Jun 2026              |
| <b>Target Date:</b>                          | 10 Jun 2026                                                                       | <b>Recommending Officer Signature:</b> | <i>Catherine Cardin</i> |

|                                                        |  |                               |   |
|--------------------------------------------------------|--|-------------------------------|---|
| <b>Date Legal Agreement Completed: (if applicable)</b> |  | <b>No of Representations:</b> | 0 |
|--------------------------------------------------------|--|-------------------------------|---|

|                              |                    |              |            |
|------------------------------|--------------------|--------------|------------|
| <b>Signed and Agreed By:</b> | <i>Steven King</i> | <b>Date:</b> | 2 Jun 2026 |
| <b>Comments:</b>             |                    |              |            |

## **MID SUSSEX DISTRICT COUNCIL**

**DM/26/0961**

**2 Fountain Mews, High Street, Handcross, Haywards Heath, West Sussex, RH17 6BH,  
Proposed single storey rear extension.  
Mr Aaron Russell**

### **SUMMARY OF REPRESENTATIONS**

None received.

### **SUMMARY OF CONSULTEES**

### **PARISH COUNCIL OBSERVATIONS**

SPC - No objection

### **INTRODUCTION**

The application seeks planning permission for a single storey rear extension.

### **RELEVANT PLANNING HISTORY**

11/02765/FUL- Demolition of Public House and erection of 11 no. residential units (53 bed houses, 44 bed houses and 21 bed flats) 1 no A1/A 2/A3 unit. Permission.

12/02095/FUL- Demolition of existing public house and erection of 11 no. residential units (5 x 3 bed houses, 4 x 4 bed houses and 2 x 1 bed flats) and 1 no. A1/A2/A3 unit. Permission.

DM/26/0112 - Proposed single storey rear extension. Permission.

### **SITE AND SURROUNDINGS**

2 Fountain Mews is a two-storey terraced dwelling. The property is characterised by red brick, white and anthracite upvc windows, timber cladding to the first-floor elevation and a plain tile roof. The property benefits from off-street parking to the front of the property which can accommodate approximately two cars.

The property lies within the built-up area boundary of Handcross. Neighbouring properties are located to the north, south and west. Highway is located to the east.

### **APPLICATION DETAILS**

The proposal seeks to construct a single storey rear extension. This would measure approximately 5.6 metres in width and 3.9 metres in depth. This would have a pitched roof, with a ridge height of approximately 3.5 metres and an eaves height of approximately 2.6 metres. This would have parapet walls, a rooflight on each roof slope and one set of bifold doors on the rear (western) elevation. This would be finished in external materials to match the existing. It is proposed to use this as a kitchen/diner.

### **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 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:

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.

No relevant policies

### **Neighbourhood Plan**

The Slaugham Neighbourhood Plan was made on 25th September 2019.

Relevant policies:

Policy 1 - Protecting the Area of Outstanding Natural Beauty

### **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

DPB1 - Character and Design

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)*

### **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

- Impact on the High Weald Area of Outstanding Natural Beauty
- Neighbouring Amenities
- Biodiversity Net Gain

### **Design and character**

Policy DP26 of the District Plan relates to character and design and requires all proposals to be well designed, reflect the distinctive character of the towns and villages, and be sensitive to the countryside. The policy also requires development to respond to the character and scale of the surrounding buildings and the landscape. In part the policy expects proposals to achieve high-quality design and layout, incorporate appropriate landscaping and greenspace; and create a strong sense of place.

The Mid Sussex Design Guide principles DG49 (general principles for extensions) states that; *'Extensions should respond to the design of the original dwelling and applicants will be expected to demonstrate how local character has informed the design proposal. Extensions should also normally be designed to be well-integrated with the existing scale, form and massing allowing the original building to remain the dominant element of the property whether it has one or several additions.'*

Principle DG51 of the Mid Sussex Design Guide relates to rear extensions and states: *'Rear extensions which are not visible from the street and do not negatively impact on neighbouring properties can be expressed in many forms, including by adopting a contemporary architectural approach. With reference to DG49, they should nevertheless have consideration for the character of the existing building and the relationship of the extension with the side boundaries and adjacent buildings and gardens.'*

The proposed single storey rear extension would differ from the previously established fallback position, for which a Lawful Development Certificate has been issued, by virtue of the fact that the proposal would extend across a greater width and a small element of the parapet wall overhang would marginally oversail the site boundary. As such, the proposal would fall outside the scope of permitted development. Notwithstanding this, the fallback position represents a realistic and implementable baseline, comprising a rear extension of similar depth and overall scale.

In assessing the proposal on its own merits, the extension would remain a proportionate addition to the host dwelling and would not result in unacceptable harm to the character and appearance of the property or wider area, in accordance with Policy DP26 of the Mid Sussex District Plan.

### **Impact on the High Weald Area of Outstanding Natural Beauty**

The legal framework for AONBs, (also known as National Landscapes) in England and Wales is provided by the Countryside and Rights of Way Act (CRoW) 2000 which at Section 82 reaffirms the primary purpose of AONBs: to conserve and enhance natural beauty. Section 84 of the CRoW requires Local Planning Authorities to *'take all such action as appears to them expedient for accomplishment of the purpose of conserving and enhancing the natural beauty of the AONB'*. The Levelling-up and Regeneration Act (2023) amended section 85 of the CRoW Act, to create a new duty on relevant authorities to *'seek to further the purpose of conserving and enhancing the natural beauty of the area' when discharging their functions in AONBs*. A similar ethos is found within The High Weald Area of Outstanding Natural Beauty Management Plan which is a material consideration in the determination of planning applications in the AONB.

Paragraph 189 of the NPPF states:

*'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks.'*

The application relates to an existing residential property within the built-up area of Handcross. The proposal seeks alterations to an existing dwelling and would therefore be viewed in the context of surrounding built form, rather than an isolated development within the wider landscape.

Given the modest scale and domestic nature of the works, the proposal would not adversely affect the landscape character or scenic beauty of the High Weald Area of Outstanding Natural Beauty. It is therefore considered that the proposal would conserve the character and appearance of the AONB.

Accordingly, the proposal would comply with the requirements of Policy DP16 of the District Plan, The High Weald AONB Management Plan and paragraph 189 of the NPPF.

### **Neighbouring amenities**

In terms of impact on neighbouring amenities, Policy DP26 of the District Plan states proposals should *'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'*.

The extension would project from the rear elevation at single-storey level and would be located adjacent to the shared boundaries with the neighbouring properties at nos. 1 and 3 Fountain Mews. Given its height and depth, some impact on outlook would inevitably arise. However, it is material that a fallback position exists, as demonstrated by the Lawful Development Certificate, which confirms that a rear extension of comparable depth and overall scale could be implemented without the need for planning permission. The primary impacts in terms of bulk and projection would therefore already be experienced under this fall-back scenario.

The current proposal would extend across a greater width and includes a minor element of parapet wall overhang that would marginally oversail the boundary. Whilst this results in a degree of additional built form beyond the fallback, this increase is limited in scale and would not materially worsen the impacts in terms of outlook, light or sense of enclosure when compared to the lawful scheme. The extension would remain single storey with an appropriate eaves height, such that it would not give rise to a demonstrable loss of daylight or sunlight to neighbouring habitable windows or private amenity areas.

No concerns are raised in respect of overlooking or loss of privacy, given the single-storey nature of the proposal and the absence of elevated openings.

Overall, when considered against the fallback position, the proposal would not result in a materially greater level of harm to neighbouring amenity and is therefore considered to comply with Policy DP26 of the Mid Sussex District Plan.

### **Biodiversity Net Gain**

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

### **PLANNING BALANCE AND CONCLUSION**

The proposal is considered acceptable in respect of scale, design and appearance and would be sensitive to the existing dwelling and would maintain the character of the countryside. It is considered that the proposal would not be harmful to the High Weald AONB and would not be harmful to the amenities of neighbours.

The development therefore complies with policies DP16 and DP26 of the Mid Sussex District Plan, policy 1 of the Slaugham Neighbourhood Plan, and the contents of the NPPF.

Decision:       Permission

Case Officer: Catherine Cardin