

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0248	Case Officer:	Hamish Evans
Application Type:	Householder Application		
Proposal:	Proposed single storey extension to form a garden room with an ensuite bedroom incorporating a glass link to the main dwelling. proposed new canopy roof over the front entrance door.		
Site:	Stable Cottage, Lindfield Road, Ardingly, Haywards Heath, West Sussex, RH17 6TS, ,		
Validation Date	4 Feb 2025	Overall Expiry Date:	6 May 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	14 May 2025
Target Date:	1 Apr 2025	Recommending Officer Signature:	Hamish Evans

Date Legal Agreement Completed: (if applicable)		No of Representations:	2
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Signed and Agreed By:	Steven King	Date:	15 May 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0248

**Stable Cottage, Lindfield Road, Ardingly, Haywards Heath, West Sussex, RH17 6TS,
Proposed single storey extension to form a garden room with an ensuite bedroom incorporating
a glass link to the main dwelling. proposed new canopy roof over the front entrance door.
Ms Lindsey Green**

SUMMARY OF REPRESENTATIONS

Two third-party representation letters have been received in respect of the application. One supports the application and one raises no objection.

SUMMARY OF CONSULTEES

MSDC Conservation Officer

No objection subject to conditions.

PARISH COUNCIL OBSERVATIONS

Ardingly Parish Council

No objection.

INTRODUCTION

The application seeks planning permission for a single storey side extension and a single storey front porch extension at Stable Cottage Lindfield Road Ardingly RH17 6TS.

RELEVANT PLANNING HISTORY

DM/16/2082. Single storey extension to west elevation with minor internal alterations and addition of conservation roof lights. Addition of new freestanding garage/store. Permission.

DM/16/2084. Single storey extension to west elevation with minor internal alterations and addition of conservation roof lights. Addition of new freestanding garage/store. Permission.

SITE AND SURROUNDINGS

The application site is located within the countryside with the built up area boundary of Ardingly located some 37 metres to the north of the site. The site is located within the High Weald Area of Outstanding Natural Beauty and is considered to be within the setting of Upper Lodge Lindfield Road which is a grade II listed building to the east of the site. Due to the history of the site, Stable Cottage is considered to be a curtilage listed building. The site consists of a part single storey part two-storey residential property which is characterised by bare and painted brick work and timber clad walls, brown clay roof tiles and white timber window and door frames. The access to the site is located to the south which connects to a private lane which leads to Lindfield Road located to the north and east of the site. The surrounding area is semi-rural in its nature, with the built up area of Ardingly to the north, sporadic residential is located to the north, east and west of the site and open countryside is located to the south of the site. The dwellings within the surrounding area are characterised by external materials similar in appearance to the existing dwelling.

APPLICATION DETAILS

The proposed single storey side extension would extend beyond the west facing elevation of the existing dwelling and it would consist of a glazed link structure and a more substantial structure which is described as the garden room. The proposed extension would measure some 3.4 metres in depth, 8.9 metres in width, an eaves height of 1.8 metres and a total height of 3.4 metres. The glazed link element would measure some 1.6 metres in height. The extension would be characterised by glazed, bare brown brick work and horizontal timber clad walls, glazed, brown clay tile and lead flat roofing and black aluminium window and door frames.

The proposed single storey front porch extension would be located on the south facing front elevation and would measure some 0.8 metres in depth, 1.4 metres in width, an eaves height of 1.4 metres and a total height of 2.1 metres. It would consist of a porch canopy with timber framing and brown clay roof tiles.

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 Ardingly 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 Countryside
DP16 - High Weald Area of Outstanding Natural Beauty
DP26 - Character and Design
DP34 - Listed Buildings and Other Heritage Assets

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.

Ardingly Neighbourhood Plan (March 2015)

Relevant policies:

ARD5 - Housing Design
ARD9 - Heritage Assets

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 the 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:

DPC1 - Protection and Enhancement of the Countryside

DPC4 - High Weald Area of Outstanding Natural Beauty

DPB1 - Character and Design

DPB2 - Listed Buildings and Other Heritage Assets

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

Character, Design, Protection of Countryside and Impact on Heritage Assets

The LPA is under a duty by virtue of s.66 (1) of the Listed Building and Conservation Area (LBCA) Act 1990 (Decision on application): to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Policy DP34 of the Mid Sussex District Plan states:

'Listed Buildings

Development will be required to protect listed buildings and their settings. This will be achieved by ensuring that:

- o A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal;*
- o Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric. Proposals for the conversion or change of use of a listed building retain its significance and character whilst ensuring that the building remains in a viable use;*
- o Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;*
- o Satellite antennae, solar panels or other renewable energy installations are not sited in a prominent location, and where possible within the curtilage rather than on the building itself;*
- o Special regard is given to protecting the setting of a listed building;*
- o Where the historic fabric of a building may be affected by alterations or other proposals, the applicant is expected to fund the recording or exploratory opening up of historic fabric.*

Other Heritage Assets

Development that retains buildings which are not listed but are of architectural or historic merit, or which make a significant and positive contribution to the street scene will be permitted in preference to their demolition and redevelopment.

The Council will seek to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the character and quality of life of the District. Significance

can be defined as the special interest of a heritage asset, which may be archaeological, architectural, artistic or historic.

Proposals affecting such heritage assets will be considered in accordance with the policies in the National Planning Policy Framework (NPPF) and current Government guidance.'

A similar ethos is contained within policy ARD9 of the Ardingly Neighbourhood Plan.

Upper Lodge Lindfield Road is a Grade II listed building located to the east of the site.

The NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Paragraphs 212 - 216 of the NPPF states:

'212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

213. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

214. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

216. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'

The site is located outside of a defined built up area boundary and, as such, is within the countryside. Policy DP12 of the Mid Sussex District Plan seeks to protect the countryside *'in recognition of its intrinsic character and beauty'* and supports new development *'provided it maintains or where possible enhances the quality of the rural and landscape character of the District'*.

Policy DP26 of the Mid Sussex 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:

- *is of high quality design and layout and includes appropriate landscaping and greenspace;*
- *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;*
- *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;*
- *does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP27);*
- *creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- *incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- *positively addresses sustainability considerations in the layout and the building design;*
- *take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;*
- *optimises the potential of the site to accommodate development.'*

A similar ethos is contained within policy ARD5 of the Ardingly Neighbourhood Plan.

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 states: *'Front and side extensions are typically visible from the public realm and will be resisted where they have an adverse impact on the street scene or the appearance of a dwelling.'*

Front extensions

Front extensions are more likely to be acceptable where the building line is staggered or where the dwelling is set well back from the road. They are less likely to be acceptable in streets with a strong consistent building form as they risk disrupting the underlying order. Where front extensions are considered acceptable, they should normally be limited to a modest single storey or porch-type extension that reflect the character of the existing property.

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 external works would be relatively modest in their nature and are considered to be of a design, character and appearance that would be sympathetic to the previously approved works, the rural character of the site and the setting of the listed building.

The Council's Conservation Officer has advised that the proposal would preserve the special interest of the curtilage listed building. The proposed works are relatively modest in their nature and their design and appearance would be sympathetic to the existing dwelling.

Taking into account the above, the proposal is considered to protect the setting of the listed building to the east of the site, preserve the special interest of the curtilage listed building, address the character and scale of the surrounding buildings and landscape and it would maintain the quality of the rural and landscape character of the District. Therefore the proposal complies with policies DP12, DP26 and DP34

of the Mid Sussex District Plan, policies ARD5 and ARD9 of the Ardingly Neighbourhood Plan and the Mid Sussex Design Guide SPD.

The Council's Conservation Officer has recommended a number of conditions to secure additional details of the proposal. Given the level of detail that has been provided with the application it is considered that additional details are not required and the recommended conditions are considered to be unnecessary.

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.

Policy 16 of the District Plan requires proposals in the AONB to conserve or enhance natural beauty.

Paragraph 189 of the NPPF is also relevant. This 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 proposed works are relatively modest in their nature and the design and character of the proposed works are considered to address the character and appearance of the surrounding area. As such it would not have any adverse impact on the landscape quality of the AONB, which would be conserved and the proposal therefore complies with the requirements of policy DP16 of the District Plan, High Weald AONB Management Plan 2024-2029 and paragraph 189 of the NPPF.

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 Policy DP29);'

A similar ethos is contained within the Mid Sussex Design Guide SPD.

Due to the nature of the proposed works, the proposed openings would not have direct views into neighbouring properties and the proposed extensions are of modest single storey heights.

Taking the above into account the proposal would not result in significant harm to the amenities of existing nearby residents and future occupiers. As such the proposal would thereby comply with policy DP26 in relation to the residential 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 considered to address the scale and character of the existing and surrounding buildings and landscape and maintain the quality of the rural and landscape character of the District. It would protect the setting of the listed building to the east and preserve the special interest of the curtilage listed building. It will not cause significant harm to the amenities of neighbouring occupiers and it would also not have any adverse impact on the landscape quality of the High Weald AONB. Therefore, the proposal complies with policies DP16, DP26 and DP34 of the Mid Sussex District Plan, policies ARD5 and ARD9 of the Ardingly Neighbourhood Plan, the Mid Sussex Design Guide SPD, the High Weald AONB Management Plan 2024-2029, the Planning (Listed Buildings and Conservation Areas) Act 1990 and with the relevant provisions of the NPPF.

Decision: Permission

Case Officer: Hamish Evans