

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0712	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Erection of a garden shed.		
Site:	Hammonds Barn, London Road, Burgess Hill, West Sussex, RH15 9QJ, , ,		
Validation Date	25 Mar 2025	Overall Expiry Date:	2 May 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	24 Sep 2025
Target Date:	20 May 2025	Recommending Officer Signature:	<i>Catherine Cardin</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Joanne Fisher</i>	Date:	25 Sep 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0712

**Hammonds Barn, London Road, Burgess Hill, West Sussex, RH15 9QJ, ,
Erection of a garden shed.
Ralph Silver**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

MSDC Conservation Officer

This proposal was considered at pre-application stage and found not to be contentious in principle, and this remains the case. The shed is modestly sized and discretely located, and as such will have only a fairly minor impact on the character of the setting of the barn and or the other listed buildings within the historic farmstead. The design and materials of the building are also considered uncontentious as shown. However I would suggest that the precise footprint and location of the shed should be shown on the proposed site plan, for our records.

Subject to the above, the proposed is considered to meet the requirements of District Plan Policy DP34 and the relevant paragraphs of the NPPF.

Ecology

No objection.

MSDC Flood risk and drainage

No objection.

TOWN COUNCIL OBSERVATIONS

Recommend approval.

INTRODUCTION

Planning permission is sought for the erection of a garden shed.

RELEVANT PLANNING HISTORY

00/00448/FUL- Garden shed and pedestrian access with garden gate. Granted Unconditional.

06/01119/FUL- Workshop/store, garage and car port. Refused.

DM/24/1146- Installation of kitchen windows. Permission.

SITE AND SURROUNDINGS

Hammonds Barn is a Grade II listed semi-detached barn. The barn is constructed of red brick, with black timber weatherboarding, black fenestration and a plain tile roof.

The property benefits from a garden to the side and front.

The application property lies within the Hammonds Farm historic farmstead and is located within the setting of two other Grade II listed buildings, Little Hammonds to the north of the site and Hammonds Place to the south of the application site. Neighbouring properties are located to the north and west and south, with highway to the east.

APPLICATION DETAILS

Planning permission is sought to install a shed.

This would measure some 2.8 metres in length and some 2.8 metres in depth. This would have a dual pitched roof, with a height to the ridge of some 2.7 metres and a height to the eaves of some 2 metres. The proposed shed would have pressure treated timber walls and a felt roof.

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 Burgess Hill 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:

DP26 - Design and Character

DP34 - Listed Buildings and Other Heritage Assets

DP37 - Trees, Woodland and Hedgerows

DP41 - Flood risk and drainage

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

Burgess Hill Neighbourhood Plan was made in 2016.

There are no relevant policies.

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:

DPS2 - Sustainable Design and Construction

DPN4 - Trees, Woodland and Hedgerows

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

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 to the Setting of Listed Buildings
- Neighbouring Amenities
- Impact to Trees
- Flood risk and drainage
- Ecology
- 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 and reflect the distinctive character of the towns and villages while being sensitive to the countryside as well as addressing the character and scale of the surrounding buildings and landscape.

The application site is situated within a residential area of Burgess Hill. The immediate area is characterised by the historic farmstead of Hammonds Farm.

It is considered that the scale of the shed would not appear overly dominant in relation to the host dwelling. The proposed design of timber walls and felt roofing is simple and responds appropriately to the host dwelling. It is considered that the proposed finish of unpainted oak would be harmonious with the existing office outbuilding.

Due to the proposed location at the eastern side of the dwelling, set back from the front of the highway, much of the shed would be screened by the existing boundary treatments and outbuilding. Therefore, this proposal is not considered to detract from the character of the area or street scene.

Impact to the Setting of Listed Buildings

The application property lies within the Hammonds Farm historic farmstead and is located within the setting of two other Grade II listed buildings of Little Hammonds and Hammonds Place.

Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states 'In considering whether to grant planning permission (or permission in principle) for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall 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 District Plan in part states that:

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.*

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 Conservation Officer in her comments requestd plans to show the precise location of the proposal. However, it is considered that the proposed location of the shed is shown clearly on the submitted block

plan. Notwithstanding this, the Council's Conservation Officer raises no objection to the proposal. She considers that due to the modest nature of the proposal and its discrete location in the north-east corner of the site, that the proposal would only have a minor impact on the character of the setting of the barn and/or the other listed buildings within the historic farmstead. This view is shared by Officers.

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 Policy DP29);'*

Due to the shed being of modest size and scale, it is not considered that that it would be overbearing or create a sense of enclosure. Whilst the shed is proposed to be built next to the shared boundary due to the single storey nature of the shed, it is considered that this would not give rise to any overlooking concerns or be overbearing in nature.

Due to the domestic nature of the proposed development, it is considered that there would not be a harmful impact in terms of noise, air and light pollution.

Impact to Trees

Policy DP37 of the District Plan states in part that the *'District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected.'*

There is a Tree Protection Order which relates to a group of trees on the north-east of the application site. Given that the proposal does not involve breaking ground for foundations and that the shed will be placed on existing foundations, it is not considered that the application would have any impact on the trees subject to the Tree Protection Order.

Ecology

Place Services were consulted on this application but this was made in error. It is not considered that there will be an impact on ecology in relation to the erection of a shed.

Flood risk and drainage

Policy DP41 relates to flood risk and drainage and requires development to demonstrate it is safe across its lifetime and not increase the risk of flooding elsewhere.

The site is within flood zone 3b and is at risk of surface water flooding.

The Council's Drainage Consultant has been consulted on the application and considers that the applicant has demonstrated that the proposed development (increase in built footprint) is located outside of this extent. They therefore have no objection to the proposal.

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 be appropriate in terms of design, size and scale to the dwellinghouse and locality, and would not cause harm to the amenities of neighbouring properties, the setting of the barn or the other Listed Buildings.

The proposal thereby complies with Mid Sussex District Plan policies DP26, DP34, DP37 and DP41, the Mid Sussex Design Guide SPD and the relevant provisions of the NPPF. The application is therefore recommended for approval.

Decision: Permission

Case Officer: Catherine Cardin