

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/3101	Case Officer:	Anna Tidey
Application Type:	Removal/Variation of Condition		
Proposal:	Variation of condition No: 2 relating to DM/25/0873 to allow for minor changes to the overall design which include rear extension parapet roof additional of roof glazing in the side extension and enlarged porch extension with open gable.		
Site:	Blackbirds, Bramble Hill, Balcombe, Haywards Heath, West Sussex, RH17 6HR, ,		
Validation Date	5 Feb 2026	Overall Expiry Date:	26 Feb 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	1 Apr 2026
Target Date:	2 Apr 2026	Recommending Officer Signature:	Anna Tidey

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	1 Apr 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/3101

**Blackbirds, Bramble Hill, Balcombe, Haywards Heath, West Sussex, RH17 6HR,
Variation of condition No: 2 relating to DM/25/0873 to allow for minor changes to the overall design which include rear extension parapet roof additional of roof glazing in the side extension and enlarged porch extension with open gable.
Mr And Mrs Harris**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Conservation Officer: Blackbirds is an unlisted detached modern house located within the Balcombe Conservation Area. Planning permission was recently granted for side and rear extensions, a front porch extension, changes to the fenestration and rendering of the upper stories of the building.

The proposed enlargement of the extension to the front of the house results in an increase in bulk, and removes the set back which was previously present between the addition and the façade of the building. In my opinion the impact on the appearance of the house and the street scene of the amended footprint is acceptable. The design of the revised addition is also not considered contentious in the context of the existing building, subject to detail reserved by condition.

The proposed alteration to the roof form of the rear addition adds some high level bulk, but removes a not particularly sympathetic crown roof form as approved. On balance, in the context of the existing approval and of the rearward position of the extension, this element of the proposal is considered acceptable.

The proposed new rooflights to the side extension are considered acceptable, subject to detail.

In summary the majority of the proposed amendments to the approved scheme are considered acceptable, subject to detail. The works to the front bay window are unclear, and require further clarification

Further comments: No further comments on amended plans received 31.03.2026.

PARISH COUNCIL OBSERVATIONS

Balcombe Parish Council: Noted that their previous comments had been taken into account and felt the changes were an improvement to the proposal.

Amended Plans comments: No objection.

INTRODUCTION

This application seeks planning permission to vary condition 2 of planning application to DM/25/0873 to allow for minor changes to the overall design of an approved single storey side and rear extension, a porch addition, changes to the fenestration and the introduction of new areas of render. The design includes a parapet roof on the rear extension, addition of roof glazing in the side extension and an enlarged porch extension with open gable. Further Amended Plans were received on 02.02.2026, with additional minor design changes on plans received on 31.03.2026.

RELEVANT PLANNING HISTORY

DM/25/0873. Rear and side single storey extension, front porch extension, changes to fenestration and render to upper parts. Approved July 2025.
04/02891/FUL. Adding brick skin and tile hanging to exterior walls of building. Approved January 2005.
04/02411/FUL. Single storey rear extension with roof. Approved November 2004.
BA/021/94. New church building and house. Approved July 1994.

SITE AND SURROUNDINGS

Blackbirds is a detached two storey dwelling, with converted loft space, located in a set back position on Bramble Hill next to the United Reform Church. The road is characterised by a variety of residential dwellings of various designs and materials.

The property is sited on the northern side of Bramble Hill. Directly to the south is the Village Hall building, which is Grade II Listed. The site lies in the setting of the Listed Building.

The house benefits from a high gabled roof and has been enlarged by the addition of a large rear roof dormer. There are three first floor bedrooms and a further bedroom and study located on the second floor, within the extended loft space.

The property is located in the High Weald National Landscape (former Area of Outstanding Natural Beauty- AONB), within the Balcombe Conservation Area and within the Built up Area boundary of Balcombe.

APPLICATION DETAILS

The current application has been submitted under Section 73 of the Town and Country Planning Act and seeks permission to vary Condition 2 of planning application DM/25/0873, which reads as follows:

'Approved Plans

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interest of proper planning.'

Planning permission was granted under application DM/25/0873 for a single storey rear and side extension, front porch extension, changes to the fenestration and render to the upper parts of the external walls. The permitted additions will enlarge the ground floor living area. There is an existing single storey rear extension, which attaches to a wrap around open side canopy and front porch.

This application is made under section 73 of the Town and Country Planning Act 1990 to vary or remove conditions associated with a planning permission. The Act states that *'On such an application the local planning authority shall consider only the question of the conditions subject to which planning permission should be granted, and-*

(a) if they decide that planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted, or that it should be granted unconditionally, they shall grant planning permission accordingly, and

(b) if they decide that planning permission should be granted subject to the same conditions as those subject to which the previous permission was granted, they shall refuse the application.'

The approved plans under DM/25/0873 showed the removal of the rear single storey projection, and its replacement with a 5.3m deep by 8.3m wide addition adjoining the current open side canopy, to take that into the living space of the house. The extension would create a family dining room at the rear of the house, with internal stepped access from the relocated kitchen.

Externally the rear extension was shown to be constructed with a mix of brickwork and rendered walls and with a tiled crown roof, extending off the existing side canopy roofline.

Another approved alteration is the addition of a new 1.8m wide by 1.1m high (approx.) casement window in the north east side wall of the existing house to light and ventilate the relocated kitchen. A new 0.7m wide by 1m high sash style window is also approved in the front facing gable at second floor level to serve the study. These elements are largely unchanged on the current scheme.

The approved plans under DM/25/0873 also showed a new rendered finish above the retained ground floor brickwork around the building to replace the existing first floor and gable end vertical tile hanging.

The proposed plans for the current application show the introduction of a flat roof on the rear addition, with a larger single inset rooflight, and a parapet wall detail in place of the approved crown roofline, the introduction of new rooflights in the side tiled roofline to increase light into the new kitchen/dining space and an enlarged hallway/open porch canopy.

Amended plans received on 31.03.2026 revert the design of the windows in the front two storey bay feature from a proposed enlarged style back to a size, style and timber frame style to match those in the existing house.

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 Balcombe Neighbourhood Plan and Site Allocation Development Plan Document (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.

The following policies are considered relevant when considering this application:

Mid Sussex District Plan

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

Relevant policies:

DP16 High Weald AONB
DP26 Character and design
DP35 Conservation Areas
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

Balcombe Neighbourhood Plan, made on 22 September 2016.

Relevant policies:

Policy 1 Built up area boundary
Policy 3 Design

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.

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.

DPS2 Sustainable Design and Construction
DPN1 Biodiversity, Geodiversity and Nature Recovery
DPS6 Health and Wellbeing
DPB1 Character and Design
DPB2 Listed Buildings and Other Heritage Assets
DPB3 Conservation Areas

The High Weald Housing Design Guide 2020

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

High Weald National Landscape - Technical Advice Note: Dark Skies Planning Advice Note - July 2024

National Planning Policy Framework (NPPF) (December 2024)

Planning (Listed Buildings and Conservation Areas) Act 1990

ASSESSMENT

The result of this application would be to issue a new planning permission, so it is not considered necessary to go through all of the original planning issues in this report. The specific changes to the plans that are now proposed are considered below with regards to the design amendments and their impact upon the character and appearance of the Balcombe Conservation Area.

It is necessary to consider the application against the relevant policies of the development plan and any other material planning considerations.

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.

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 extensions. Design Principle DG49 states that extensions should respond to the design of the original dwelling. Design Guide Principle DG50 refers to Front and Side extensions and states that 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. Modest single storey or porch-type extension that reflect the character of the existing property are likely to be acceptable.

Principle DG51 of the MSDC Design Guide specifically relates to rear extensions and states that '*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.*'

The principle of the residential extension of the house at Blackbirds was found acceptable under planning application DM/25/0873.

The proposed front and rear extensions to the property are of a design that complement the dwelling. The proposed design amendments represent minor alterations to those approved under the original consent, and will not adversely affect the character and appearance of the dwelling.

Consequently, the appearance of the proposed extensions and related alterations are considered to accord with District Plan Policy DP26, Balcombe Neighbourhood Plan Policy 3 and the relevant Design Guide principles and the proposal can be supported in design terms.

Impact upon the Conservation Area

The impact of the alterations and extensions upon public vantage points from the Balcombe Conservation Area were given detailed consideration in the determination of DM/25/0873.

The changes to the front elevation of the property include the porch extension, the change in the tile hanging to a rendered finish and the insertion of the new second floor window in the front facing gable. The plans have been amended to remove structural alterations to the front two storey bay feature to insert new enlarged windows, and this element of the scheme has now reverted to the approved plans, with no proposed changes to the window opening size.

Whilst the new porch and front door canopy will be visible to public users of the pavement and highway past the site, overall the proposed changes and alterations to the house at Blackbirds will not have a detrimental or harmful effect upon the wider character and visual appearance of this part of the Balcombe Conservation

The proposed external alterations on the amended plans will therefore meet the requirements of District Plan Policy DP35, the aims of Policy 3 of the Balcombe Neighbourhood Plan and the aims of the NPPF with regards to preserving heritage assets.

Impact upon the Listed Building

Blackbirds is located in the setting of the Village Hall, which is Grade II Listed. The Village Hall is orientated to front onto Stockcroft Road. The presence of the Listed building is largely obscured from public views in Bramble Hill and from the property at Blackbirds by the presence of a thick roadside boundary hedgerow.

It is considered that the amended plans would not have an impact upon the setting of the listed building. As such the proposal would meet the aims of District Plan Policy DP34 and the relevant paragraphs of the NPPF.

Impact upon the High Weald High Weald National Landscape (AONB)

The amended roof form on the rear extension would not impinge on local views or upon the wider character of the area. Consequently, this application accords with Policy DP16 of the Mid Sussex District Plan and the relevant NPPF and AONB guidance.

Impact on residential amenities

The immediate neighbouring properties are the houses immediately adjoining the site, including: Bramble Cottage at the rear and the flats next door at Hope Cottage. These properties are located some distance from the property at Blackbirds and there is a good degree of vegetation and fence screening between the proposed additions and alterations and the neighbouring private amenity spaces.

It is considered that the amendment to the design of the proposed extensions and alterations would not cause significant harm to the amenities of the neighbouring residents. The proposals are therefore considered to accord with the requirements of District Plan Policy DP26 and the Design Guide Principles.

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.

CONCLUSION

In conclusion, the proposed amendments to the approved extensions and alterations will not adversely affect the character and appearance of the property within the street scene or the Balcombe Conservation Area. This accords with the aims of District Plan Policy DP35 and the aims of the NPPF with regards to preserving heritage assets.

The proposal would not harm the special interest of the adjacent listed building at the Village Hall. The proposal therefore meets the requirements of District Plan Policy DP34 and the relevant paragraphs of the NPPF.

The rear extension would extend from the back wall of the property, but would not impinge on local views in the High Weald National Landscape. The alterations will not impinge upon the wider character of the area. Consequently this application accords with Policy DP16 of the Mid Sussex District Plan and the relevant NPPF and AONB guidance.

It is considered that the proposed alterations to the approved extension scheme will not cause significant harm to the neighbouring amenities. The proposal accords with the aims of District Plan Policy DP26 and the relevant principles of the Design Guide.

Consequently this application is recommended for approval, with conditions repeated from the approval under DM/25/0873.

Decision: Permission

Case Officer: Anna Tidey