

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0160	Case Officer:	Rachel Richardson
Application Type:	Householder Application		
Proposal:	Replacement of single storey annexe, for purposes ancillary to Wellhouse Farm		
Site:	Annexe, Wellhouse Farm, Wellhouse Lane, Burgess Hill, West Sussex, RH15 0BN, ,		
Validation Date	5 Feb 2026	Overall Expiry Date:	4 Mar 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:	Rachel Richardson

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	2 Apr 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0160

**Annexe, Wellhouse Farm, Wellhouse Lane, Burgess Hill, West Sussex, RH15 0BN,
Replacement of single storey annexe, for purposes ancillary to Wellhouse Farm
Mr And Mrs Carne**

SUMMARY OF REPRESENTATIONS

None.

SUMMARY OF CONSULTEES

None.

TOWN/PARISH COUNCIL OBSERVATIONS

Recommends permission be granted.

INTRODUCTION

Permission is sought for replacement of single storey annexe, for purposes ancillary to Wellhouse Farm.

RELEVANT PLANNING HISTORY

DM/25/1960 - Single-storey extension to annex, porch, and hidden flat roof with rooflight.
Refused 29.09.2025

13/02258/FUL Retrospective permission is sought for the renovation and re-roofing of existing Old Dairy farm buildings to form ancillary living accommodation. Permission 29.08.2013

SITE AND SURROUNDINGS

The site consists of the annex, Wellhouse Farmhouse and other outbuildings. The annex is a single storey timber clad building.

The site is located at the eastern end of a single land private road and down a long driveway. Wellhouse farm is set within generous grounds the boundaries of which are defined by a post and rail fence and open countryside beyond to the north, a mature and well established hedgerow to the south, close boarded 2m high fence to the west and mature hedgerow to the rear and eastern boundary. The site slopes downhill in an easterly direction from the west.

For the purposes of planning policy the site lies outside of the built up area boundary and within countryside. The South Downs National Park boundary is situated to the southern side of Wellhouse Lane.

APPLICATION DETAILS

The application seeks to replace the existing ancillary accommodation, as the current annex is no longer fit for purpose.

The previous application DM/25/1960 was refused for the following reason:

'The proposed development to add a porch, rear extension of approximately 60sqm, two storey glass gable to the rear with enlarged roof, and feature flint chimney all seek to give this ancillary living

accommodation greater domestic presence which is out of keeping with its existing character and ancillary use. The proposal is considered to be detrimental to the character and appearance of the annex building and would not respect the character and scale of the surrounding buildings in this rural setting thereby conflicting with relevant policies DP26 of the Mid Sussex District Plan, policy 9 of the Hassocks Neighbourhood Plan, DG49 of the Mid Sussex Design Guide and national policy contained within the National Planning Policy Framework.'

This application proposes a replacement building to sit on a similar footprint position as the existing building. It is a single storey building with a centrally positioned flat roofed glass projection at the rear, and facing into the existing garden of the main farmhouse.

The proposed annexe measures 20m in length by 9.8m deep with an eaves height of approximately 1.25m above ground level and an overall ridge height of 2.45m. The building has a hipped wing at its northern end with its ridgeline orientated on an east-west axis. The ridge height of this element of the building is approximately 2.7m above ground level.

The proposed materials comprise feather-edge timber cladding above a brick plinth and plain clay roof tiles.

Landscaping proposals also form part of the proposal and include a hedgerow along the driveway and a banked rockery with ramped and stepped access between the driveway and barn garage forecourt.

The access arrangement would remain as existing which is shared with the main farmhouse.

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 Hassocks 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.

DP12: Protection and Enhancement of Countryside
DP15: New Homes in the Countryside
DP18: Setting of the South Downs National Park
DP26: Character and Design
DP39: Sustainable Design and Construction

Relevant policies:

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

Hassocks Neighbourhood Plan made on 24 June 2020.

Policy 5: Enabling Zero Carbon

Policy 6: Development Proposals Affecting the South Downs National Park

Policy 9: Character and Design

Policy 14: Residential Development Within and Adjoining the Built-Up Area Boundary of Hassocks.

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:

DPB1: Character and Design

DPC1: Protection and Enhancement of the Countryside

DPC3: New Homes in the Countryside

DPC5: Setting of the South Downs National Park

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

The main issues for consideration are:

- o Principle
- o Design, and visual impact on landscape character
- o Residential Amenity, and
- o Biodiversity Net Gain

Principle

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

In terms of policy designations, the starting point for this assessment is that the application site falls outside of the built-up area of Hassocks as defined by the District Plan. As such the site is located within the defined Countryside.

Policy DP12 of the District Plan refers to the protection of the Countryside and states, in part, that development will be permitted in the countryside provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and is necessary for the purposes of agriculture or is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.

Policy DP15 of the District Plan refers to new homes in the countryside and sets out the special justifications where new homes would be permitted. Special justification would include,

- Essential agricultural or forestry workers accommodation
- Exceptional design quality for isolated new homes
- Rural exception sites
- DP6 requirements being met

DP15 also states that:

'New 'granny annexes' that are physically separate to the dwelling are defined as a new home and are subject to the same requirements as above.'

The proposed residential development does not meet any of these special justifications.

However, application ref: 13/02258/FUL, granted retrospective planning permission for ancillary living accommodation. While the approved existing plans showed living accommodation without any kitchen facilities, DM/25/1960 confirmed (planning statement and existing drawings) that a kitchen has since been installed and that this would not have constituted development for which planning permission would have been required. The planning statement goes on to say that any internal re organisation of the living facilities would not amount to development provided the accommodation remains to be occupied for ancillary purposes to the main house at Wellhouse Farm.

13/02258/FUL has a condition which states:

' The accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of Wellhouse Farm as a dwelling and shall not be used as a separate unit of accommodation.'

Reason: The proposal would otherwise be contrary to countryside policies which seek to restrict new housing in the countryside unless required to meet an agricultural need and to accord with Policy C1 of the Mid Sussex Local Plan.'

The current application proposes accommodation which is to be occupied by the parents of the applicants who reside at Wellhouse Farm. As such, the proposal is not considered to be tantamount to a new dwelling. The red line of the application site is drawn around the entirety of the existing unit for Wellhouse Farm and the garden area is shown to be shared with the main house and the annex. As such, the proposal is not in conflict with DP15.

Policy 14 of the HNP states inter alia that, 'Development proposals for residential development outside of the built- up area of Hassocks will be supported where they are in accordance with Policy DP6 of the Mid Sussex District Plan, Policy SD25 of the South Downs Local Plan and Policy 1 of this Plan.'

DP6 is considered to be a policy relating to the supply of housing and as such can be considered to be out-of-date, having regard to the NPPF tests. As such, this policy can be given limited weight in the determination of the application.

DP18 requires development that contributes to the setting of the SDNP only to be permitted where it does not detract from , or cause detriment to, the visual and special qualities (including dark skies) , tranquillity and essential characteristics of the NP and should not adversely affect views , outlook and aspect, into and out of the NP by virtue of its location, scale, form or design.

Policy 6 of the HNP has a similar ethos to DP18 and also says that development proposals will be supported where they do not unacceptably harm the SDNP or its setting.

The building and its use currently exist, and the SDNP is some distance away and on the opposite side of Wellhouse Lane to the south. There is a large and much taller garage/workshop building situated between the annex and SDNP boundary which further screens the annex from the SDNP. As such, the proposal is not considered to detract from the essential characteristics of the SDNP. The proposed

building in terms of its scale, massing and siting is not considered to be materially larger, nor conspicuous than the existing annex.

In terms of the principle, and given the above there is compliance with Policy DP12, insofar as the development is deemed to maintain or enhance the quality of the rural and landscape character, the principle of the application does not conflict with the development plan, in terms of what type of development is allowable under Policies DP12, DP15 and DP18.

Design

DP26 states in part, that;

'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 protects valued townscapes and the separate identity and character of towns and villages;
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 (see Policy DP29)'

Policy DP12 states in part that development will be permitted in the countryside;

'provided it maintains or where possible enhances the quality of the rural and landscape character'

HNP Policy 9 has a similar ethos to DP26.

In terms of scale and size the proposed annex is shorter in length and has a lower ridge height, as it will be built into the ground. Its proposed floor area of 186 sqm compared to 225 sqm, under the refused scheme DM/25/1960. The existing annex has a floor area of 154sqm. The proposed building would represent an increase in floor area of 20 per cent, which is considered to be acceptable in terms of impact on landscape character.

The annex has been designed to resemble the local Sussex farmyard vernacular which is intentionally nondomestic in character. The design draws from traditional stable block and hay barn forms, expressed through simple massing and restrained detailing that reflect the functional origins of agricultural outbuildings. The roof pitch now takes its reference from the main house, strengthening the visual relationship between the buildings, while remaining clearly subordinate in scale and form. The external materials are also considered to be sympathetic to their rural surroundings with use of traditional clay roof tile and timber clad boarding.

In terms of design and impact on landscape character, the proposed building will maintain the intrinsic character and beauty of the countryside.

DP39 advises that all development proposals must seek to improve sustainability of development minimising energy use and maximising efficient use of resources.

Policy 5 of the HNP, supports development proposals which maximise sustainable design features.

The proposed building enables enhanced thermal performance, improved airtightness, and compliance with modern construction standards, thereby reducing energy demand and associated operational CO2 emissions.

As such the proposed annex is considered to be compliant with DP12, DP26 and DP39 of MSDP and Policies 5 and 9 of the HNP and DG39 (height and scale) and DG41(addressing slopes) of the MSDG.

Residential Amenity

Policy 9 of the HNP is the more recently adopted development plan compared to the DP, and as such the test is whether the development would result in 'unacceptable harm' to the amenities of existing nearby residents and future occupants.

It is considered that there would be no unacceptable harm resulting from the proposed development because it will be no different in terms of its use, compared to the existing annex. It will be sited in the same position and is approximately of the same scale in terms of its bulk and form.

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

It is recommended that permission be granted and the proposed development is compliant with relevant policies as set out in the report above.

Decision: Permission

Case Officer: Rachel Richardson