

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1706	Case Officer:	Hamish Evans
Application Type:	Listed Building Consent		
Proposal:	Proposed demolition and removal of roof canopy and stairs to existing garage and replace with new wooden staircase. Proposed construction of rear extension to main house and extension linking the Dairy and Toolshed outbuildings. Proposed construction of new poolhouse and associated external and internal works, including window replacements.		
Site:	Sunte House, Birchen Lane, Haywards Heath, West Sussex, RH16 1RZ, , ,		
Validation Date	8 Jul 2025	Overall Expiry Date:	7 Jul 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	26 Aug 2026
Target Date:	2 Sep 2025	Recommending Officer Signature:	Hamish Evans

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	26 Aug 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1706

**Sunte House, Birchen Lane, Haywards Heath, West Sussex, RH16 1RZ, ,
Proposed demolition and removal of roof canopy and stairs to existing garage and replace with new wooden staircase. Proposed construction of rear extension to main house and extension linking the Dairy and Toolshed outbuildings. Proposed construction of new poolhouse and associated external and internal works, including window replacements.
Peter And Hayley Reid**

SUMMARY OF REPRESENTATIONS

No third-party letters of representation have been received.

SUMMARY OF CONSULTEES

MSDC Conservation Officer

No objection.

Historic England

No objection.

TOWN COUNCIL OBSERVATIONS

Haywards Heath Town Council

No comment.

INTRODUCTION

The application seeks listed building consent for the demolition of the existing roof canopy and stairs to existing garage and replace with new wooden staircase. Internal alterations and the construction of a rear extension, a new pool house and replacement windows at Sunte House Birchen Lane Haywards Heath RH16 1RZ.

RELEVANT PLANNING HISTORY

DM/25/1705. Proposed demolition and removal of roof canopy and stairs to existing garage and replace with new wooden staircase. Proposed construction of rear extension to main house and extension linking the Dairy and Toolshed outbuildings. Proposed construction of new poolhouse and associated external and internal works, including window replacements. Pending consideration.

DM/25/1708. Alterations and extension to residential outbuilding associated with Sunte House (Barn); external and internal alterations to remaining outbuildings (Stables, Cowshed, Byre); external and internal alterations to separate dwellinghouse (The Cottage). Pending consideration.

DM/25/1709. Alterations and extension to residential outbuilding associated with Sunte House (Barn); external and internal alterations to remaining outbuildings (Stables, Cowshed, Byre); external and internal alterations to separate dwellinghouse (The Cottage). Pending consideration.

SITE AND SURROUNDINGS

The application site is located within countryside and adjacent to the built up area boundary of Haywards Heath which is located to the south of the site. The site consists of a main dwelling house, with several single storey buildings that are ancillary to the main dwelling, a tennis court, significant open grassed garden areas, areas of gravel and a walled kitchen garden. The existing dwelling and single storey buildings are characterised by bare brown brickwork and timber clad walls, grey slate roof tiles and white timber window and door frames.

The existing dwelling is a grade II* listed building. It is understood that the earliest parts of the building were constructed in the late 17th or early 18th century, apparently replacing an earlier house on the site. The house was extended substantially to the northwest around the mid-19th century; a further phase of extensive alteration occurred in the late 20th century, when internal alterations were made at ground floor within the later 19th century extension, and at first floor throughout the building.

The kitchen and formal gardens around the house, as well as the southern approach and circular driveway appear to date from the mid-19th century. The gardens contain a further two Grade II listed structures, an 18th century gardener's cottage and 18th century garden wall located a short distance to the northeast of the house. There are also a trio of detached 19th century outbuildings directly to the north of the house known as the dairy, toolshed and garage, which would be regarded as curtilage listed.

The site is accessed from both the north and south of the site by private roads, the northern road leads to Birchen Lane and the southern road leads to Sunte Park. There are several trees located within the site that are category A, B, C and U trees. To the east and south of the application are existing residential properties and to the north and west of the site is open countryside.

APPLICATION DETAILS

The application seeks listed building consent for the demolition of the existing roof canopy and stairs to existing garage and replace with new wooden staircase. The construction of a rear extension, a new pool house and replacement windows at Sunte House, Birchen Lane, Haywards Heath.

The proposed replacement staircase to the existing garage would measure some 0.9 metres in width, a depth of 3.6 metres and a total height of 3.4 metres and it would be characterised by timber. It would also remove an existing single storey roof canopy.

The proposed single storey rear extension would consist of predominantly a glazed flat roof element and the extension of the existing pitched roof of the dairy building. The floor space of the extension as a whole would measure some 7.2 metres in depth and 7.3 metres in width. The proposed flat roof element would measure some 3.1 metres in height. It would be characterised by glazed walls and zinc clad roofing. The proposed extension of the existing pitched roof would measure some 4.5 metres in depth, an eaves height of 2.5 metres and a total height of 4.8 metres. The proposed pitched roof would be characterised by similar roof tiles as the existing dairy building.

The proposal includes the erection of a pool house within the existing walled kitchen garden which is located to the west of the existing dwelling. It would consist of the main pool building and a building housing a plant room, changing rooms and a sauna. The main proposed pool house would measure some 7.9 metres in width and 21.3 metres in depth, an eaves height of 2.4 metres and 3.7 metres in total height. It would be characterised by glazed walls to the south, east and west elevations and the northern elevation would consist of the existing bare brick wall and zinc clad roofing panels. It would also include solar PV panels on the roof. The other proposed building would be located to the west of the main pool building. It would measure some 5.0 metres in width, 15.2 metres in depth and 3.0 metres in total height. It would be characterised by bare brickwork walls and a flat roof.

The proposal also seeks to replace windows through the main house with new sashes incorporating slimline double glazing.

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 Haywards Heath 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:

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.

Haywards Heath Neighbourhood Plan (adopted December 2016)

Relevant policies:

Policy E9 - Character and Design

Policy H9 - Extensions to existing dwellings

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 is currently at Examination with initial hearings held in February/March 2026. The Council is consulting on Main Modifications which are required to ensure the plan is legally compliant and sound. 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:

DPB2: Listed Buildings and Other Heritage Assets

National Planning Policy Framework (NPPF) (August 2026)

Planning (Listed Buildings and Conservation Areas) Act 1990

ASSESSMENT

Impact on Heritage Assets

Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in considering whether to grant listed building consent for any works the LPA should have special regard to

the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority 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.

While Policy DP34 seek to preserve the special interest of the Listed Building a similar ethos is found the National Guidance contained in policy HE6 of the NPPF.

The application building Sunte House is a grade II* listed building.

The proposed external materials for the extension and pool house would be partially similar in appearance to external materials used within the existing dwellinghouse. Those that are not are of a contemporary appearance. The appearance of these are considered to be of high quality and would help contrast against the more traditional materials used in the main house.

The proposed replacement windows and rooflights are of similar appearance to the existing opening and details of these can be secured by a suitably worded condition.

The proposed extension is of a modest single storey nature and it would be seen within the context of the existing built-form. Due to its glazed nature it would allow for appreciation of the existing main house. The proposed pool house is also of a modest single storey nature and would be sited on an existing built area. Whilst there would be views of it from the wider area these would be limited and the building would also be seen within the context of the existing built form.

The Council's Conservation Officer and Historic England have raised no objection to the proposal. Historic England have advised that they consider that the elevational treatment of the link extension between the house and dairy to cause less than substantial harm to the listed building however this would be on the lower end of that scale. Whilst Historic England considers that the elevational treatment of the link extension would result in less than substantial harm, officers consider that the lightweight and subservient form of the link, together with its clear distinction from the historic fabric and limited visibility within the wider setting, would preserve the significance of the listed building. Consequently, no harm has been identified to the significance of the heritage asset.

Taking into account, the above the proposal is considered to preserve the special interest of the listed building, it is considered to address the character and scale of the existing and surrounding buildings and landscape and maintain the quality of the rural landscape character of the countryside. As such the proposal is considered to meet the requirements of policy DP34 of the Mid Sussex District Plan and policy HE6 of the NPPF, and section 66 of the Listed Building and Conservation Area Act 1990.

CONCLUSION

In conclusion, the proposal is considered to preserve the special interest of the listed building. Therefore, the proposal complies with policy DP34 of the Mid Sussex District Plan, the Planning (Listed Buildings and Conservation Areas) Act 1990 and with the relevant provisions of the NPPF.

Decision: Permission

Case Officer: Hamish Evans