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91 Boundary Road
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CONTACT: Hamish Evans
PHONE: 01444 477228
E-MAIL: hamish.evans@midsussex.gov.uk
REF: DM/25/1705
DATE: 26th August 2026

Dear Sir/Madam

Sunte House Birchen Lane Haywards Heath West Sussex
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.

I advise that your application DM/25/1705 was **Granted Permission** on **26th August 2026**.

I enclose a copy of the Decision Notice in relation to the above application. If you are acting as an Agent please ensure that a copy is given to the applicant. **Please read the notes accompanying this decision notice carefully.**

Please also be advised that this permission does not constitute an approval under Building Regulations. Before you proceed with your proposal you should ensure that a Building Control application is not required or has been submitted.

Yours faithfully



Eric Owens
Interim Assistant Director Planning and Sustainable Economy

Peter And Hayley Reid
Kai Penny
Whaleback
91 Boundary Road
Hove
BN3 7GA

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015

PERMISSION

REFERENCE: DM/25/1705

DESCRIPTION: 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.

LOCATION: SUNTE HOUSE, BIRCHEN LANE, HAYWARDS HEATH, WEST SUSSEX

DECISION DATE: 26 AUG 2026

CASE OFFICER: HAMISH EVANS - HAMISH.EVANS@MIDSUSSEX.GOV.UK

The Council hereby notify you that they **GRANT** planning permission for the above development to be carried out in accordance with the submitted application and plans and subject to compliance with the following conditions:-

Conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. **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.

3. No external materials shall be used other than those specified on the approved plans and application form without the prior approval of the Local Planning Authority.

Reason: To protect the appearance of the building and the area and to accord with Policy DP26 of the Mid Sussex District Plan 2014 - 2031.

4. The development hereby permitted shall not commence unless and until details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved in writing by the local planning authority. The building and extensions shall not be occupied or brought into use, until all the approved drainage works have been carried out in accordance with the agreed details.

Reason: To ensure that the proposal is satisfactorily drained and to accord with Policy DP41 of the Mid Sussex District Plan 2014 - 2031.

5. The development hereby permitted shall not commence unless and until, a Tree Protection Plan and Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority. These shall include tree protection measures which will minimise harm to the retained trees. The construction works shall thereafter be carried out, at all times, in accordance with these approved details.

Reason: To protect existing trees and to accord with policy DP37 of the Mid Sussex District Plan.

6. Prior to commencement of any works which will impact the breeding / resting place of bats: submission of a copy of eps mitigation licence or evidence of site registration under a bat mitigation class licence for bats. Any works which will impact the breeding / resting place of bats, shall not in in any circumstances commence unless the local planning authority has been provided with either:

- A) A licence issued by Natural England pursuant to regulation 55 of the conservation of habitats and species regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or
- B) Evidence of site registration supplied by an individual registered to use a bat mitigation class licence; or
- C) A statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence.

Reason: to conserve protected species and allow the LPA to discharge its duties under the conservation of habitats and species regulations 2017 (as amended), the wildlife & countryside act 1981 (as amended), s17 crime & disorder act 1998 and to accord with policy DP38 of the Mid Sussex District Plan.

7. No installation of the windows, doors, shutters, eaves details, heritage grilles or air bricks hereby approved shall take place until large-scale drawings, including plans, elevations and sections at a scale of not less than 1:20 (with 1:5 details where appropriate), have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include:

- Typical examples of all new windows and glazing to the extensions and pool house, including frame profiles, glazing bar details, glazing specification and depth of reveal;
- Typical examples of all new external doors, including the proposed external shutter to the pool house/sauna window;
- Typical eaves details to the extensions and pool house;
- Details of the heritage cast-iron grilles and air bricks at basement level.

The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that these elements are compatible with the design of the building and preserve the special architectural and historic interest of the listed building and its curtilage listed structures in accordance with Policies DP26 and DP34 of the Mid Sussex District Plan 2014-2031.

8. No above-ground works to the extensions, pool house or any associated external alterations shall take place until details and samples, where appropriate, of all external materials and finishes to be used in the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include:

- Roofing materials to all extensions and the pool house;
- External facing materials;
- Details of all new brickwork, including brick type, bonding pattern, mortar mix, mortar colour, texture and pointing finish;
- Details of the proposed solar photovoltaic panels to the pool house roof, including large-scale sectional drawings showing their relationship with the surrounding roof construction;
- Details of all rainwater goods and external pipework, which shall be of painted metal.

The development shall thereafter be carried out in accordance with the approved details.

Reason: To enable the Local Planning Authority to control the development in detail and to ensure that the appearance of the development preserves the special architectural and historic interest of the Grade II* listed building and its setting and accords with Policies DP26 and DP34 of the Mid Sussex District Plan 2014-2031.

9. Prior to the installation of any hard landscaping, boundary treatments, gates, walls or other means of enclosure hereby approved, and prior to the first planting season following commencement of development, a detailed hard and soft landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- All hard surfacing materials;
- Existing and proposed planting;
- Details of any new or altered walls, fences, gates or other means of enclosure;
- A programme for implementation.

The approved scheme shall be implemented in accordance with the approved programme and retained thereafter.

Reason: In the interests of visual amenity, landscape character and the setting of the listed building, in accordance with Policies DP26 and DP34 of the Mid Sussex District Plan 2014-2031.

10. Prior to any works above slab level a Biodiversity Enhancement Layout for biodiversity enhancements listed in the Preliminary Ecological Appraisal report (Urban Edge Environmental Consulting, May 2024) shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Layout shall include the following:

- a) detailed designs or product descriptions to achieve stated objectives;
- b) locations of proposed enhancement measures by appropriate maps and plans (where relevant);

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

Reason: To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under the NPPF 2026 and s40 of the NERC Act 2006 (as amended).

11. All mitigation measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal report (Urban Edge Environmental Consulting, May 2024) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

This will include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

12. The proposed pool building hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of Sunte House Birchen Lane Haywards Heath RH16 1RZ as a dwelling and shall not be used for another purpose.

Reason: The establishment of an additional independent unit of either residential or commercial use would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between units and to accord with Policy DP26 of the Mid Sussex District Plan 2014 - 2031.

Biodiversity Net Gain

1. This permission is considered to be one which **will not require the approval of a biodiversity gain plan before development is begun** because it is considered that one of the statutory exemptions or transitional arrangements is considered to apply.

Please see the information contained within the notes to applicants/agents set out below.

Informatives

1. Your attention is drawn to the requirements of the Environmental Protection Act 1990 with regard to your duty of care not to cause the neighbours of the site a nuisance.

Accordingly, you are requested that:

- Hours of construction/demolition on site are restricted only to: Mondays to Fridays 0800 - 1800 hrs, Saturdays 0900 - 1300 hrs, No construction/demolition work on Sundays or Public Holidays.
- Measures shall be implemented to prevent dust generated on site from crossing the site boundary during the demolition/construction phase of the development.
- No burning of materials shall take place on site at any time.

If you require any further information on these issues, please contact Environmental Protection on 01444 477292.

2. In accordance with Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
3. There is a low risk that great crested newts (GCN) may be present on the site. Mid Sussex District Council does not consider it necessary to require a survey, as this would be disproportionate to the scale and likely impacts of the development. However, the site lies within the red impact zone on the district licence map, indicating that there is highly suitable habitat for GCN in the surrounding area.

Great crested newts and their resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended). Planning permission does not remove the need to comply with this legislation or, where necessary, obtain a protected species licence.

If a great crested newt is found during site preparation, demolition or construction works, all works must stop immediately and advice should be sought from a suitably qualified ecologist and Natural England regarding any further action, including whether a licence is required.

To help reduce the risk of harm to great crested newts:

- Cover any trenches left open overnight or provide a ramp to allow animals to escape.
- Store building materials, such as bricks and stone, on pallets rather than directly on the ground.
- Store demolition materials in skips or similar containers rather than in piles on the ground.

4. Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: <https://developerservices.southernwater.co.uk> and please read our New Connections Charging

Arrangements documents which are available on our website via the following link:

<https://www.southernwater.co.uk/developing-building/connection-charging-arrangements>

We request that should this planning application receive planning approval, the following informative is attached to the consent: Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water.

If it is the intention of the developer for Southern Water to adopt the proposed SuDS, the system shall be designed and constructed in line with the Design and Construction Guidance www.water.org.uk/sewerage-sector-guidance-approved-documents.

No Soakaways should be connected to the public surface water sewer.

The supporting documents make reference to drainage using Sustainable Drainage Systems (SuDS). Where SuDS form part of a continuous sewer system, and are not an isolated end of pipe SuDS component, adoption of SuDS will be considered if requested by the developer if they comply with: Design and Construction Guidance (Appendix C), CIRIA guidance and Southern Water SuDS Guidance available here:

<https://www.water.org.uk/sewerage-sector-guidance-approved-documents/>

<https://www.ciria.org/ItemDetail?iProductCode=C753F&Category=FREEPUBS>

<https://www.southernwater.co.uk/media/l4ndl3db/suds-final-080824.pdf>

Where SuDS rely upon facilities which are not adoptable by sewerage undertakers the applicant will need to ensure that arrangements exist for the long-term maintenance of the SuDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system.

Thus, where a SuDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should:

- Specify the responsibilities of each party for the implementation of the SuDS scheme.
- Specify a timetable for implementation.
- Provide a management and maintenance plan for the lifetime of the development.

This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

This initial assessment does not prejudice any future assessment or commit to any adoption agreements under Section 104 of the Water Industry Act 1991.

Human Rights Implications

The planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

Plans Referred to in Consideration of this Application

The following plans and documents were considered when making the above decision:

Plan Type	Reference	Version	Submitted Date
Proposed Elevations	335-GA-DR-00-200	P02	19.12.2025
Proposed Floor Plans	335-GA-DR-00-100	P02	19.12.2025

Existing Floor Plans	335-GA-DR-01-100	garage	03.07.2025
Existing Elevations	335-GA-DR-01-200	garage	03.07.2025
Proposed Floor Plans	335-MH-DR-00-100	P05	22.07.2026
Proposed Floor Plans	335-MH-DR-00-100A	P05	22.07.2026
Proposed Floor Plans	335-MH-DR-00-100B	P04	22.07.2026
Proposed Floor Plans	335-MH-DR-00-101	P04	22.07.2026
Proposed Floor Plans	335-MH-DR-00-102	P04	22.07.2026
Proposed Roof Plan	335-MH-DR-00-103	P04	22.07.2026
Proposed Floor Plans	335-MH-DR-00-110	P04	22.07.2026
Proposed Elevations	335-MH-DR-00-200	P03	22.07.2026
Proposed Elevations	335-MH-DR-00-201	P02	22.07.2026
Proposed Elevations	335-MH-DR-00-202	P02	22.07.2026
Proposed Elevations	335-MH-DR-00-203	P02	22.07.2026
Sections	335-MH-DR-00-305	P02	22.07.2026
Sections	335-MH-DR-00-306	P03	22.07.2026
General	335-MH-DR-00-600	window details	03.07.2025
Existing Floor Plans	335-MH-DR-01-100	house ground	03.07.2025
Existing Floor Plans	335-MH-DR-01-100A	house/outbuilding ground	03.07.2025
Existing Floor Plans	335-MH-DR-01-100B	dairy/tool ground	03.07.2025
Existing Floor Plans	335-MH-DR-01-101	house first	03.07.2025
Existing Floor Plans	335-MH-DR-01-102	house second	03.07.2025
Existing Roof Plan	335-MH-DR-01-103	house	03.07.2025
Existing Floor Plans	335-MH-DR-01-110	house basement	03.07.2025
Existing Elevations	335-MH-DR-01-200	house east	03.07.2025
Existing Elevations	335-MH-DR-01-201	house south	03.07.2025
Existing Elevations	335-MH-DR-01-202	house west	03.07.2025
Existing Elevations	335-MH-DR-01-203	house north	03.07.2025

Sections	335-MH-DR-01-305	house F-F existing	03.07.2025
Sections	335-MH-DR-01-306	house G-G existing	03.07.2025
Proposed Floor Plans	335-PH-DR-00-100	P03	12.06.2026
Proposed Roof Plan	335-PH-DR-00-101	P03	12.06.2026
Proposed Elevations	335-PH-DR-00-200	P03	12.06.2026
Proposed Elevations	335-PH-DR-00-201	P03	12.06.2026
Sections	335-PH-DR-00-300	P02	19.12.2025
Site Plan	335-XX-DR-00-101	P02	22.08.2025
Location Plan	335-XX-DR-01-100	ex	03.07.2025
Site Plan	335-XX-DR-01-101	ex	03.07.2025
Topographical Survey	UE0664_Sunte House_DTPP_0_250502		03.07.2025
Topographical Survey	UE0664_Sunte House_HHA_TR RP_0_250501		03.07.2025



Eric Owens
Interim Assistant Director Planning and Sustainable Economy

PEHOUZ

APPEALS TO THE SECRETARY OF STATE

Notes for Applicants

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months (8 weeks in the case of advertisements, 12 weeks in the case of householder or minor commercial development) of the date of this notice *(see exceptions below)

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on Tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.uk.

- * If this decision relates to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.*
- * If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.*

Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Mid Sussex District Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition that apply in this instance

Development which is subject to a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

A “householder application” means an application for planning permission for development for an existing dwellinghouse, or development within a curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application to change the number of dwellings in a building.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

The effect of section 73D of the Town and Country Planning Act 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission (“the earlier Biodiversity Gain Plan”) there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

The effect of Paragraph 19 of Schedule 7A to the Town and Country Planning Act 1990

If the permission which has been granted has the effect of requiring or permitting the development to proceed in phases, the modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

In summary: Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun (the overall plan), and before each phase of development may be begun (phase plans).

Purchase Notices

If either the Local Planning Authority or Secretary of States refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the District Council. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.