

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0090	Case Officer:	Tracie Axford
Application Type:	Householder Application		
Proposal:	Single storey rear extension		
Site:	Northcote, Stockcroft Road, Balcombe, Haywards Heath, West Sussex, RH17 6LH, ,		
Validation Date	2 Feb 2026	Overall Expiry Date:	6 Mar 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	25 Mar 2026
Target Date:	30 Mar 2026	Recommending Officer Signature:	<i>Tracie Axford</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
--	--	-------------------------------	---

Signed and Agreed By:	<i>Joanne Fisher</i>	Date:	25 Mar 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0090

**Northcote, Stockcroft Road, Balcombe, Haywards Heath, West Sussex, RH17 6LH,
Single storey rear extension
Mr And Mrs P Nolan**

SUMMARY OF REPRESENTATIONS

None received

SUMMARY OF CONSULTEES

Southern Water - no objection

BALCOMBE PARISH COUNCIL OBSERVATIONS

No Comment

INTRODUCTION

This application seeks permission for a single storey rear extension

RELEVANT PLANNING HISTORY

None relevant

SITE AND SURROUNDINGS

The application site is located on the eastern side of Stockcroft Road in the built-up area of Balcombe, and within the Balcombe Conservation Area and the High Weald Area of Outstanding Natural Beauty.

The existing dwelling is a two-storey detached residential property which is characterised by bare brown brickwork walls to the ground floor and tile hung to the first floor, brown roof tiles and white fenestration. The house is set back from the highway and down a sloping driveway and garage. To the front of the property is a driveway, a garage and trees which almost entirely obscure the property from the public domain. The rear garden slopes down away from the property with trees and vegetation to the rear boundary.

APPLICATION DETAILS

This application seeks permission for a single storey rear extension measuring approximately 4m from the rear elevation of the property. It will have a dual pitched roof with an overall maximum height of 3.9m. 4 no. velux windows are to be added to the roof. A set of doors will lead out of the extension to the rear garden. Materials proposed will match those of the existing dwelling.

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 the Balcombe 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:

DP16 - High Weald Area of Outstanding Natural Beauty

DP26 - Character and Design

DP35 - Conservation Areas

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.

Balcombe Neighbourhood Plan (made September 2016)

Relevant policy:

Policy 3 - Design

Other legislation

Countryside and Rights of Way Act (CRoW) 2000

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 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:

DPC4: High Weald Area of Outstanding Natural Beauty

DPB1: Character and Design

DPB3: Conservation Areas

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)

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

ASSESSMENT

Character and Design

Policy DP26 of the Mid Sussex District Plan states:

"All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

- is of high quality design and layout and includes appropriate landscaping and greenspace; - 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;

- *creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- *protects open spaces, trees and gardens that contribute to the character of the area;*
- *protects valued townscapes and the separate identity and character of towns and villages;*
- *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 DP27);*
- *creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- *incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- *positively addresses sustainability considerations in the layout and the building design;*
- *take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;*
- *optimises the potential of the site to accommodate development."*

Policy 3 of the Balcombe Neighbourhood Plan which also relates to design states:

'The scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings and to avoid any significant detrimental effect on the landscape and natural beauty of the High Weald AONB and the significance and character or appearance of the Balcombe Conservation Area, where a building will command a view'

The proposed rear extension will be constructed to use materials to match the existing dwelling. The proposal will not be visible from the street and will therefore not have an impact on the streetscene or character of the area. The proposal is therefore considered to comply with policy DP26 of the District Plan and Policies 1 and 3 of Balcombe Neighbourhood Plan.

Impact on Neighbour 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);'

To the north of the application site is Wynstay House and to the south is Honeychurch, which are both detached residential dwellings. Due to the orientation of these dwellings in relation to the application property, combined with the single storey nature of the proposal it can be considered that the proposal would not have a significant impact in terms of overlooking, loss of privacy, light or a loss of outlook. The proposal is therefore considered to comply with the policy DP26 of the Mid Sussex District Plan.

Impact on Conservation Area

Northcote is located within the Balcombe Conservation Area, which was established in August 1984 and extended in March 1990.

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states 'In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of conservation preserving or enhancing the character or appearance of that area.'

The District Plan contains Policy DP35, which requires development to conserve or enhance the special character and appearance of Conservation Areas. The Policy states:

'Development in a conservation area will be required to conserve or enhance its special character, appearance and the range of activities which contribute to it. This will be achieved by ensuring that:

- *New buildings and extensions are sensitively designed to reflect the special characteristics of the area in terms of their scale, density, design and through the use of complementary materials;*
- *Open spaces, gardens, landscaping and boundary features that contribute to the special character of the area are protected. Any new landscaping or boundary features are designed to reflect that character;*
- *Traditional shop fronts that are a key feature of the conservation area are protected. Any alterations to shopfronts in a conservation area will only be permitted where they do not result in the loss of a*

traditional shopfront and the new design is sympathetic to the character of the existing building and street scene in which it is located;

- Existing buildings that contribute to the character of the conservation area are protected. Where demolition is permitted, the replacement buildings are of a design that reflects the special characteristics of the area;

- Activities such as markets, crafts or other activities which contribute to the special character and appearance of the conservation area are supported;

- New pavements, roads and other surfaces reflect the materials and scale of the existing streets and surfaces in the conservation area.'

Paragraphs 210, 212 - 215 of the NPPF are relevant.

Due to the siting of the extension to the rear of the property, it will not be seen from the public domain. It is therefore considered that it will result in no harm and conserve the conservation area. The proposal thereby complies with policy DP35 of the Mid Sussex District Plan.

Impact on the High Weald Area of Outstanding Natural Beauty

The legal framework for AONBs, (also known as National Landscapes) in England and Wales is provided by the Countryside and Rights of Way Act (CRoW) 2000 which at Section 82 reaffirms the primary purpose of AONBs: to conserve and enhance natural beauty. Section 84 of the CRoW requires Local Planning Authorities to *'take all such action as appears to them expedient for accomplishment of the purpose of conserving and enhancing the natural beauty of the AONB'*. The Levelling-up and Regeneration Act (2023) amended section 85 of the CRoW Act, to create a new duty on relevant authorities to *'seek to further the purpose of conserving and enhancing the natural beauty of the area' when discharging their functions in AONBs'*.

A similar ethos is found within The High Weald Area of Outstanding Natural Beauty Management Plan which is a material consideration in the determination of planning applications in the AONB.

Policy 16 of the District Plan requires proposals in the AONB to conserve or enhance natural beauty. Paragraph 189 of the NPPF states:

'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues.'

The proposed extension is situated on the rear elevation of the dwelling and will not be visible from the public domain. The design and character of the garden room is considered acceptable within the rear garden. As such it would not have any adverse impact on the landscape quality of the AONB and the complies with the requirements of policy DP16 of the District Plan, High Weald AONB Management Plan 2024-2029 and paragraph 189 of the NPPF.

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

The scale and design of the extension is considered appropriate to the existing house and is considered to accord with District Plan Policy DP26, Balcombe Neighbourhood Plan Policy 3 and the Design Guide principles.

The proposed extension will conserve this part of 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. As the extension is sited to the rear of the property it would not impact local views in the High Weald AONB. Therefore it can be considered that this application accords with Policy DP16, DP26, and

DP35 of the Mid Sussex District Plan, Policy 3 of the Balcombe Neighbourhood Plan and the relevant NPPF and AONB guidance and is recommended for approval.

Decision: Permission

Case Officer: Tracie Axford