

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1509	Case Officer:	Hamish Evans
Application Type:	Listed Building Consent		
Proposal:	Proposed single storey extension to form a garden room with an ensuite bedroom incorporating a glass link to the main dwelling. Proposed new canopy roof over the front entrance door.		
Site:	Stable Cottage, Lindfield Road, Ardingly, Haywards Heath, West Sussex, RH17 6TS, ,		
Validation Date	10 Jun 2025	Overall Expiry Date:	18 Jul 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	23 Jul 2025
Target Date:	5 Aug 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:	24 Jul 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1509

**Stable Cottage, Lindfield Road, Ardingly, Haywards Heath, West Sussex, RH17 6TS,
Proposed single storey extension to form a garden room with an ensuite bedroom incorporating
a glass link to the main dwelling. Proposed new canopy roof over the front entrance door.
Mrs Lindsey Green**

SUMMARY OF REPRESENTATIONS

No third-party representation letters have been received in response to this application.

SUMMARY OF CONSULTEES

MSDC Conservation Officer

The proposal therefore preserves the special interest of the listed building, meeting the requirements of District Plan Policy DP34 and the relevant paragraphs of the NPPF.

PARISH COUNCIL OBSERVATIONS

Ardingly Parish Council

No comment.

INTRODUCTION

This application seeks listed building consent for a single storey side extension and a single storey front porch extension at Stable Cottage Lindfield Road Ardingly RH17 6TS.

RELEVANT PLANNING HISTORY

DM/16/2082. Single storey extension to west elevation with minor internal alterations and addition of conservation roof lights. Addition of new freestanding garage/store. Permission.

DM/16/2084. Single storey extension to west elevation with minor internal alterations and addition of conservation roof lights. Addition of new freestanding garage/store. Permission.

DM/25/0248. Proposed single storey extension to form a garden room with an ensuite bedroom incorporating a glass link to the main dwelling. proposed new canopy roof over the front entrance door. Permission.

SITE AND SURROUNDINGS

The application site is located within the countryside, with the built up area boundary of Ardingly located some 37 metres to the north of the site. The site is located within the High Weald Area of Outstanding Natural Beauty and is considered to be within the setting of Upper Lodge Lindfield Road which is a grade II listed building to the east of the site. Due to the history of the site Stable Cottage is considered to be a curtilage listed building.

The site consists of a part single storey part two-storey residential property which is characterised by bare and painted brick work and timber clad walls, brown clay roof tiles and white timber window and door frames. The access to the site is located to the south which connects to a private lane which leads to Lindfield Road located to the north and east of the site. The surrounding area is semi-rural in its nature, with the built up area of Ardingly to the north, sporadic residential is located to the north, east and

west of the site and open countryside is located to the south of the site. The dwellings within the surrounding area are characterised by external materials similar in appearance to the existing dwelling.

APPLICATION DETAILS

This application seeks listed building consent for a single storey side extension and a single storey front porch extension at Stable Cottage, Lindfield Road, Ardingly.

The proposed single storey side extension would extend beyond the west facing elevation of the existing dwelling and it would consist of a glazed link structure and a more substantial structure which is described as the garden room. The proposed extension would measure some 3.4 metres in depth, 8.9 metres in width, an eaves height of 1.8 metres and a total height of 3.4 metres. The glazed link element would measure some 1.6 metres in height. The extension would be characterised by glazed, bare brown brick work and horizontal timber clad walls, glazed, brown clay tile and lead flat roofing and black aluminium window and door frames.

The proposed single storey front porch extension would be located on the south facing front elevation and would measure some 0.8 metres in depth, 1.4 metres in width, an eaves height of 1.4 metres and a total height of 2.1 metres. It would consist of a porch canopy with timber framing and brown clay roof tiles.

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 Mid Sussex Site Allocations DPD and the Ardingly 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.

DP26 - Character and Design

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.

Ardingly Neighbourhood Plan

The Ardingly Neighbourhood Plan was adopted in March 2015

ARD9 - Heritage Assets.

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 stage 1 hearings were concluded on the 31st October 2024. There are unresolved objections to some of the policies in the draft District Plan and as such, only minimal weight can be given to the Plan and this planning application has been assessed against the policies of the adopted District Plan.

DPB2: Listed Buildings and Other Heritage Assets

DPB1: Character and Design

NATIONAL POLICY

National Planning Policy Framework (NPPF December 2024)

Planning Practice Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990

OTHER PLANNING GUIDANCE

Mid Sussex Design Guide Supplementary Planning Document

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.

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 within the National Guidance contained in Paragraphs 210-215 of the NPPF.

Upper Lodge Lindfield Road is a Grade II listed building located to the east of the site.

Policy DP26 of the Mid Sussex District Plan in part 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.'*

A similar ethos is contained within the Mid Sussex Design Guide SPD and policy ARD9 of the Ardingly Neighbourhood Plan.

The proposed external works would be relatively modest in their nature and are considered to be of a design, character and appearance that would be sympathetic to the previously approved works.

The Council's Conservation Officer has commented on the application and have advised that the proposal would preserve the special interest of the listed building. The proposed works are relatively modest in their nature and their design and appearance would be sympathetic to the existing dwelling.

Taking into account the above, the proposal is considered to protect the setting of the listed building to the east of the site and preserve the special interest of the curtilage listed building. Therefore the proposal complies with policies DP26 and DP34 of the Mid Sussex District Plan, policy ARD9 of the Ardingly Neighbourhood Plan and the Mid Sussex Design Guide SPD.

CONCLUSION

The proposal is considered to preserve and protect the special interest of the listed building. Therefore, the proposal is considered to comply with policies DP26 and DP34 of the Mid Sussex District Plan, policy ARD9 of the Ardingly Neighbourhood Plan, the Mid Sussex Design Guidance SPD, the relevant provisions of the NPPF and the Listed Building and Conservation Area (LBCA) Act 1990.

Decision: Permission

Case Officer: Hamish Evans