

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0447	Case Officer:	Andrew Horrell
Application Type:	Householder Application		
Proposal:	Erection of single storey rear extension		
Site:	Groom Cottage, Brook House, Hammingden Lane, Ardingly, Haywards Heath, West Sussex, RH17 6SR,		
Validation Date	19 Feb 2025	Overall Expiry Date:	1 Apr 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	14 Apr 2025
Target Date:	16 Apr 2025	Recommending Officer Signature:	Andrew Horrell

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	14 Apr 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0447

Groom Cottage, Brook House, Hammingden Lane, Ardingly, Haywards Heath, West Sussex, RH17 6SR

**Erection of single storey rear extension
Mr Scott McEwan**

SUMMARY OF REPRESENTATIONS

None received

SUMMARY OF CONSULTEES

Southern Water: Following on from the Weekly list sent on 3rd March 2025, Southern water has that a Build Over application is to be submitted to Southern Water for approval.

You can find Build Over information on the Southern Water website here:

<https://www.southernwater.co.uk/building-and-developing/our-services/wastewater-services/buildover-a-sewer/>

You can apply for a Build Over application using the GetConnected Portal here:

<https://developerservices.southernwater.co.uk>

Surface water should not involve disposal to a public foul sewer and should be in line with the Hierarchy of H3 of Building Regulations.

Drainage and waste disposal: Approved Document H - GOV.UK (www.gov.uk)

Any new connections to the public sewerage system will require a New Sewer Connection application (we sometimes refer to this as a Section 106) to be submitted and approved by Southern Water.

Due to changes in legislation that came in to force on 01 October 2011 regarding the future ownership of sewers it is possible that some previously owned private sewers now deemed to be public could also be crossing the above property which are not shown on the Southern Water records. Therefore, should any other sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and the potential means of access before any further works commence on site.

PARISH COUNCIL OBSERVATIONS

West Hoathly Parish Council: The Parish Council has no objections

INTRODUCTION

Planning permission is sought for a single storey rear extension.

RELEVANT PLANNING HISTORY

HO/049/95 - Conversion of existing stable/store adjacent to cottage to form 1 bed unit. (approved)

HO/034/96 - New bay window to previously approved conversion scheme. (approved)

HO/016/97 - Minor alterations to previous approval (HO.34.96) and change of use of adjacent stable. (approved)

HO/021/98 - Replacement of timber garage by a brick/tiled garage. (approved)

03/00761/FUL - Loft conversion (including dormer windows) and ground floor extension. (refused)

03/02344/FUL - Loft conversion (including dormer window to rear) (refused)

SITE AND SURROUNDINGS

Groom Cottage is a single storey pitched roofed terraced building as part of U shaped converted stables timber clad and stonework building. The dwelling is characterised by timber doors and windows.

To the north-west of the site is the adjoining Coach House, to the south-east of the site is adjoining garages, to the north-east of the site is the rear garden with woodland and close boarded fencing to neighbouring Brook House beyond and to the south-west of the site is the parking area courtyard.

The site is within the countryside and within the High Weald AONB.

APPLICATION DETAILS

The proposed single storey rear extension measures 3.08m in maximum depth, 5.895m in width with an approximate height to eaves of 2.5m and an overall height of 4.8m. This will serve a living room.

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 West Hoathly 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:

DP12 - Protection and enhancement of countryside
DP16 - High Weald Area of Outstanding Natural Beauty
DP26 - Character and design

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.

West Hoathly Neighbourhood Plan

The Neighbourhood Plan was made on the 16th April 2015 and forms part of the development plan.

Relevant policies:

None relevant

Other Material Considerations

Mid Sussex District Plan 2021-2039 Consultation Draft

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 the 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.

Relevant policies:

DPC1 - Protection and Enhancement of the Countryside

DPC4 - High Weald of Outstanding Natural Beauty

DPB1 - Character and Design

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.

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

National Planning Policy Framework (NPPF) (December 2024)

The National Planning Policy Framework (NPPF) 2024 is a material consideration. Paragraphs 8, 11, 131, 135 and 189 are considered to be relevant to this application.

Protection and Enhancement of the Countryside

DP12 of the Mid Sussex District Plan in part states:

'The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:

- *it is necessary for the purposes of agriculture; or*
- *it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.'*

Given the domestic nature of the proposal, it is therefore considered to protect the intrinsic character and beauty of the countryside.

Due to the above, the proposal complies with DP12 of the Mid Sussex District Plan.

Character and Design

DP26 of the 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;*
- *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'*

Principle DG49 of the Mid Sussex Design Guide states:

'Extensions should typically use simple, uncomplicated building forms to compliment and coordinate with the scale, form and massing of the original dwelling. The design approach may benefit from coordinating with the existing pattern of window and door openings as well as employing facing materials to match those of the existing dwelling. Otherwise, it should demonstrate the appropriateness of the alternative approach.'

Principle DG51 of the Mid Sussex Design Guide SPD relates specifically to rear extensions states the following:

'Rear extensions which are not visible from the street and do not negatively impact on neighbouring properties can be expressed in many forms, including by adopting a contemporary architectural approach. With reference to DG49, they should nevertheless have consideration for the character of the existing building and the relationship of the extension with the side boundaries and adjacent buildings and gardens'.

Rear extensions characterise nearby dwellings including the divided Brook House (00/00911/FUL and 07/02357/FUL), Stable Cottage (07/1126/FUL) and Brook House Nursery (09/02503/FUL).

The proposal would not be visible from the streetscene, the proposal would be subservient to the existing dwelling and would use matching materials. The proposal therefore considered to comply with policy DP26 of the District Plan, the relevant principles of the Mid Sussex Design Guide SPD and the NPPF.

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 is also relevant. This states, in part:

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

The application seeks to undertake a modest extension to a dwelling. The proposal would not have an adverse impact on the landscape quality of the AONB due to it being viewed in context with existing built form of the dwelling. It would therefore conserve the natural beauty of the High Weald AONB.

The proposal is thereby considered to comply with policy DP16 of the District Plan, the requirements of the High Weald Management Plan and the NPPF.

Impact on Neighbouring 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);'

Principle DG47 of the Mid Sussex Design Guide SPD relates to neighbouring amenities in terms of light and states:

'All dwellings should benefit from daylight and sunlight levels that conform to BRE (Better Regulation Executive) standards'.

Given the location of the proposal and relation with neighbouring properties, outlook and light will not be harmed.

Given the single storey nature of the proposal and relationship with neighbouring properties means that overlooking and privacy will not be harmed.

Therefore, in terms of neighbouring amenities, the proposal complies with DP26 of the Mid Sussex District Plan, the relevant principles of the Mid Sussex Design Guide and 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

In conclusion, the proposal is appropriate in terms of design, and will not negatively impact on the wider appearance of this property, its countryside location, its immediate setting, or the High Weald Area of Outstanding Natural Beauty and will not harm neighbouring amenities.

The proposal will comply with Policies DP12, DP16 and DP26 of the District Plan, the MSDC Design Guide, The High Weald Area Management Plan and the requirements of the NPPF.

Decision: Permission

Case Officer: Andrew Horrell