

**DM/22/2901 | Erection of a detached two-storey garage and office at the front of the property | Hinton Lodge Lewes Road Horsted Keynes Haywards Heath West Sussex RH17 7DY**

Horsted Keynes Parish Council **objects** to this application for the following reasons:

- The proposed development is excessive and does not reflect the character of the street scene, its scale and height (being in excess of 6m) and form would be obtrusive and not subservient to the existing building. We therefore consider this to be in conflict with **HK5** (see below).
- The position of the proposed structure, close to the boundary of the property, well in front of the existing building line, is not considered appropriate for this semi-rural lane. We consider this to be in conflict with **DG50** (see below).
- We note that there are a number of mature trees and hedgerow that are likely to be impacted by this development and we therefore request that MSDC's tree officer is consulted on the application. Given that no detailed block plan or tree survey has been submitted to support the application, it is difficult to assess the full impact. However, it would appear from the location plan that the existing trees are either within the footprint of the proposed structure or at the very least their root systems are likely to be affected by it. We are concerned about the potential loss, damage or impact that these proposals would have on the existing trees and hedgerow, which are important features of this semi-rural lane. We therefore consider that the proposals are in conflict with **DP37** (see below).

*Extract from Horsted Keynes Neighbourhood Development Plan (currently under Regulation 16 consultation):*

**POLICY HK5: INFILL DEVELOPMENT AND DOMESTIC EXTENSIONS**

Infill development and domestic extensions that require a planning application will be permitted within the built-up area boundary provided it is in accordance with the Neighbourhood Plan and meets the following criteria:

- the spacing between buildings reflects the character of the street scene (in the case of domestic extensions, the scale, height and form must fit unobtrusively with and be subservient to the existing building); and

*Extract from MSDC Design guide:*

**Principle DG50: Front and side extensions**

Front and side extensions are typically visible from the public realm and will be resisted where they have an **adverse impact on the street scene or the appearance of a dwelling**.

## Front extensions

Front extensions are more likely to be acceptable where the building line is staggered or where the dwelling is set well back from the road. They are less likely to be acceptable in streets with a strong consistent building form as they risk disrupting the underlying order.

Where front extensions are considered acceptable, they should normally be limited to a modest single storey or porch-type extension that reflect the character of the existing property.

*Highlighted extract from MSDC's District Plan*

### 1. DP37: Trees, Woodland and Hedgerows

Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities; 4) To protect valued characteristics of the built environment for their historical and visual qualities; and 5) To create and maintain easily accessible green infrastructure, green corridors and spaces around and within the towns and villages to act as wildlife corridors, sustainable transport links and leisure and recreational routes.

Evidence Base: Green Infrastructure mapping; Mid Sussex Ancient Woodland Survey, Tree and Woodland Management Guidelines, Tree Preservation Order records.

**The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected.**

**Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted.**

**Proposals for new trees, woodland and hedgerows should be of suitable species, usually native, and where required for visual, noise or light screening purposes, trees, woodland and hedgerows should be of a size and species that will achieve this purpose.**

**Trees, woodland and hedgerows will be protected and enhanced by ensuring development:**

- incorporates existing important trees, woodland and hedgerows into the design of new development and its landscape scheme; and
- prevents damage to root systems and takes account of expected future growth; and
- where possible, incorporates retained trees, woodland and hedgerows within public open

**space rather than private space to safeguard their long-term management; and**

- has appropriate protection measures throughout the development process; and
- takes opportunities to plant new trees, woodland and hedgerows within the new

development to enhance on-site green infrastructure and increase resilience to the effects of

climate change; and

- does not sever ecological corridors created by these assets.

**Proposals for works to trees will be considered taking into account:**

- the condition and health of the trees; and
- the contribution of the trees to the character and visual amenity of the local area; and
- the amenity and nature conservation value of the trees; and
- the extent and impact of the works; and
- any replanting proposals.

The felling of protected trees will only be permitted if there is no appropriate alternative. Where a protected tree or group of trees is felled, a replacement tree or group of trees, on a minimum of a 1:1 basis and of an appropriate size and type, will normally be required. The replanting should take place as close to the felled tree or trees as possible having regard to the proximity of adjacent properties.

Development should be positioned as far as possible from ancient woodland with a minimum buffer of 15 metres maintained between ancient woodland and the development boundary.