



## Appeal Decision

Site visit made on 30 September 2025 by J Kirkaldy BSc (Hons) PGDip MRTPI

### Decision by B Plenty BSc (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 10 December 2025

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### Appeal Ref: APP/C1435/D/25/3367857

#### Tubwell Farm, Tubwell Lane, Crowborough, East Sussex TN6 3RQ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
  - The appeal is made by Mr Simon Munday against the decision of Wealden District Council.
  - The application Ref is WD/2025/0707/F.
  - The development proposed is for a two storey side extension.
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### Decision

1. The appeal is allowed and planning permission is granted for a proposed two storey side extension at Tubwell Farm, Tubwell Lane, Crowborough TN6 3RQ in accordance with the terms of the application, Ref WD/2025/0707/F, subject to the following conditions:
  - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
  - 2) The development hereby permitted shall be carried out in accordance with drawing nos 2025-13-03, 2025-13-04, 2025-13-05.
  - 3) The external materials of the extension hereby permitted shall match those used in the existing dwelling.

### Appeal Procedure

2. The site visit was undertaken by a representative of the Inspector whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

### Main Issue

3. The main issues are the effect of the proposal on the character and appearance of the host dwelling and on the landscape character of the High Weald National Landscape.

### Reasons for the Recommendation

4. The appeal site comprises of a detached red brick two storey dwelling situated at the end of a lane in a setback position. The site is at a lower ground level relative to the surrounding land, especially to the south-west. A public footpath runs through woodland along a track near to the entrance of the site where it meets the lane. I observed during my site visit that the dwelling has previously been extended with a two storey side extension and veranda to first floor (approved in 2017 ref. WD/2017/032/F). The appeal site is a relatively large dwelling that stands within a large plot, in a countryside location. Due to its traditional rural design, the house makes a positive contribution to the character and appearance of the area.

5. The Wealden Design Guide (2008) states that refusal is likely where the proposed extension is in excess of 60% of the original dwelling and where the extension over dominates. However, I note that this paragraph relates specifically to buildings outside of the High Weald/Sussex Down Areas of Outstanding Natural Beauty (now known as National Landscape). Paragraph 2.6, of the guide, refers to buildings *within* these designated areas and states the acceptability of proposals for extensions would be measured against how they would enhance or maintain the essential character and quality of such areas.
6. The simple form of the original dwelling has already been altered by the existing extensions, increasing its width and adding a large projecting gable feature to the frontage. The proposed two storey extension would extend to the opposite side of the dwelling. The dwelling and its plot are of a sufficient size to accommodate the addition without it appearing disproportionately large. The design and appearance of the extension would incorporate distinctive features of the host dwelling and integrate into the existing character and would not be unduly intrusive in the wider area.
7. The proposed extension would emulate features of the two storey side extension, including the gabled form and covered veranda that has been built on the opposite side of the dwelling. This would provide symmetry and a degree of balance to the front elevation.
8. The appeal site is located within the High Weald National Landscape. Paragraph 189 of the National Planning Policy Framework (NPPF) states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, amongst other areas, which have the highest status of protection in relation to these issues. It also states that the scale and extent of development within designated areas such as National Parks, should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on designated areas. Furthermore, section 85 of the Countryside and Rights of Way Act 2000 (as amended) Act requires all relevant authorities to seek to further the purpose of conserving and enhancing the natural beauty of National Landscapes when performing their functions.
9. The appeal site consists of a large plot located within an countryside setting, adjacent to the settlement, within this setting the dwelling makes a positive contribution to the High Weald National Landscape. There would be limited views of the extension from surrounding land and properties as the rear garden rises up, limiting views in the wider area. The established vegetation and mature trees on the boundaries of the site also provide a degree of screening. The screening, combined with the site's topography, provides the site with a strong sense of enclosure. As such, the proposal would be relatively discreet in the wider context, with a minimal change to its view from Tubwell Lane. Consequently, the proposed extension would not be harmful to the character and appearance of the area and would conserve the landscape and scenic beauty of the National Park.
10. Overall, the proposed extension would not harm the character and appearance of the host dwelling and would preserve the landscape and scenic beauty of the National Landscape. Consequently, the proposal would accord with saved policies GD2, EN1, EN6, EN27, DC17 and DC19 of the Wealden Local Plan (1998) and Spatial Planning Objectives SPO1 and SPO13 and policy WCS14 of the Wealden Core Strategy (2013) and the Wealden Design Guide. These policies seek

development of a high standard, which conserve or enhance the natural beauty and character of the landscape, and which is of an appropriate size and character relative to the original dwelling and does not visually dominate or adversely change the character of the existing dwelling.

### **Conditions**

11. I have imposed the standard condition relating to the commencement of development and a condition requiring the development to be carried out in accordance with the approved plans is necessary as this provides clarity.
12. In the interests of protecting the character and appearance of the dwelling and the surrounding area, a condition requiring the external materials of the extension to match that used in the existing dwelling is imposed.

### **Conclusion and Recommendation**

13. For the reasons given above the appeal should be allowed. The proposal would accord with the development plan, when read as a whole. Material considerations, including the Framework do not indicate that a decision should be made other than in accordance with the development plan.

*J Kirkaldy*

APPEAL PLANNING OFFICER

### **Inspector's Decision**

14. I have considered all the submitted evidence and my representative's report and on that basis the appeal is allowed.

*B Plenty*

INSPECTOR