

Delegated Decision

Sign off Sheet

Ref. No:	DM/24/2802	Case Officer:	Andrew Horrell
Application Type:	Householder Application		
Proposal:	Demolition of the existing garage. Replaced with a single storey extension in the same footprint and connected to the main house. A new two storey side extension, new single storey front extension including porch and a new roof light window to the rear.		
Site:	29 Meadow Drive, Lindfield, Haywards Heath, West Sussex, RH16 2RS, , ,		
Validation Date	22 Jan 2025	Overall Expiry Date:	19 Feb 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	1 Apr 2025
Target Date:	19 Mar 2025	Recommending Officer Signature:	Andrew Horrell

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	1 Apr 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/24/2802

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SUMMARY OF REPRESENTATIONS

None received

SUMMARY OF CONSULTEES

Southern Water: Southern Water has determined the Flow rate for the above site will remain the same/similar as capacity is not an issue and no southern water assets will be affected. Therefore, Southern water has no objections to this proposal.

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.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

West Sussex Naturespace: The proposed development is not considered to be relevant to the District Licensing Scheme in this case and we consider there would be no likely impact on great crested newts or their habitats. I therefore have no comments to make at this time. If the proposal changes, then please seek further advice from me if necessary.

MSDC Drainage: Having reviewed the Flood Risk Assessment provided we have no objection on flood risk grounds, subject to the mitigation measures being implemented as stated.

Any amendments to the drainage on site can be managed via building regulations and building control, as necessary.

PARISH COUNCIL OBSERVATIONS

Lindfield Parish Council has no objection to this application.

INTRODUCTION

Planning permission is sought for the demolition of the existing garage to be replaced with a single storey extension in the same footprint and connected to the main house. A new two storey side extension, new single storey front extension including porch and a new roof light window to the rear.

RELEVANT PLANNING HISTORY

CU/317/75 - Garage and car port.(approved)

SITE AND SURROUNDINGS

29 Meadow Drive is a two storey semi-detached pitched roofed dwelling. The walls are a mix of face brickwork and hanging tiles with upvc doors and windows. The dwelling is characterised by an existing side car port and outbuilding (old garage).

To the south-west of the site is the adjoining No.31, to the north-east of the site is close boarded fencing to set forward No.31 (first floor side window), to the south-east of the site is the rear garden with post and rail fencing with grassland beyond and to the north-west of the site is the driveway to the highway beyond.

The site is within the built-up area of Lindfield.

APPLICATION DETAILS

The flat roofed existing garage to be removed approximately measures 5.6m in depth, 3m in width with an overall height of 2.5m.

The proposed single flat roofed storey side/rear extension to replace the garage measures 5.6m in depth, 3m in width with a height of 3.2m. This will serve a gym.

The existing attached car port to be removed approximately measures 8m in depth and 2.4m in width.

The proposed two storey side extension approximately measures 8.75m in depth, 2.4m in width with a height to eaves of 4.85m and an overall height of 7.15m to match the existing dwelling. This will serve a utility room, pantry and kitchen on the ground floor and two bedrooms on the first floor.

The proposed single storey rear extension approximately measures 2m in depth, 8m in width with a height to eaves of 2.5m and an overall height of 3.4m. This will serve an enlarged dining room and kitchen.

The proposed front porch approximately measures 1.7m in depth, 4.65m in width with a height to eaves of 2.3m and an overall height of 3.2m.

Internal works include a new bathroom created on the first floor.

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 Lindfield and Lindfield Rural 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:

DP21 - Transport

DP26 - Character and design

DP41 - Flood Risk and Drainage

WSCC Guidance on Parking at New Developments - September 2020

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.

Lindfield and Lindfield Rural Neighbourhood Plan

The Lindfield and Lindfield Rural Neighbourhood Plan was formally made on 23 March 2016.

No relevant policies.

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) was published for public consultation on 12th January 2024 for six weeks and as a result of this consultation there are unresolved objections to some of the Policies in the draft District Plan. 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:

DPS4 - Flood Risk and Drainage

DPB1 - Character and Design

DPT4 - Parking and Electric Vehicle Charging Infrastructure

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 National Planning Policy Framework (NPPF) 2024 is a material consideration. Paragraphs 8, 11, 131 and 135.

ASSESSMENT

Design and Character

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.'*

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 DG50 of the Mid Sussex Design Guide SPD relates specifically to front and side extensions states the following:

'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

Side extensions should normally be subservient to the original dwelling and typically be set-back from the front of the house to help define the original building.

The gaps between dwellings can sometimes positively contribute to articulating (for example, through the consistent rhythm of repeated houses) and adding interest in a street frontage or by providing views / visible connections to the surrounding countryside. Side extensions will therefore need to appropriately respond to the character of the street form and will not normally be accepted where they close an important gap and view'

Single storey front, rear and two storey side extensions are widespread within the streetscene including at No.31 (07/01572/FUL), No.26 (DM/22/2756), No.22 (DM/21/1269), No.21 (DM/20/0804), No.15 (DM/17/0348) and No.41 (07/01583/FUL).

The proposed works are to be characterised by materials that are similar in appearance to those used in the existing dwelling. The proposed two-storey element of the side extension does not exceed the height of the existing dwelling and is modest in its width. The proposed single storey element of the side extension and the proposed front extension are subordinate in height to the existing dwelling and the proposed works are of a similar design to the existing dwelling. There are also a number of similarly sized and designed extensions within the street.

Design Guide Principle DG51 refers to rear extensions and states:

'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.'

The adjoining neighbour No.31 is characterised by a single storey rear extension of a similar style to the proposal approved under 07/01572/FUL.

The rear extension would not be visible from the streetscene and would use sympathetic materials.

Therefore, the proposal would comply with policy DP26 of the Mid Sussex District Plan, principles DG49, DG50 and DG51 of the Mid Sussex Design Guide and the relevant paragraphs of the NPPF.

Parking Standards

With the loss of the existing garage and the creation of two additional bedrooms, parking standards have to be assessed.

As proposed the dwelling would have 5 bedrooms, West Sussex County Council August 2019 Parking Standards Guidance outlines that for a 5-bedroom dwelling in this location that 2.2 parking spaces should be provided.

There is parking for at least 3 cars on the driveway.

Therefore, the proposed is deemed to comply with policy DP21 of the Mid Sussex District Plan and the WSCC Parking Standards Guidance.

Neighbouring Amenities

In terms of impact on neighbouring amenities, Policy DP26 of the District Plan states that it must be demonstrated that any 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.

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'.

In terms of overlooking and loss of privacy, whilst there will be an increased level of overlooking with additional first floor rear and front windows, the level of harm will be no more than from the existing first floor windows and the level expected within the built-up area.

In terms of light and outlook, given the extended nature of the adjoining No.31, harm will not be caused to this dwelling. Whilst there may be a degree of harm to the set forward No.27, given the ridge height is no more than the existing dwelling, the level of harm would be no more than the existing relationship.

Therefore, in terms of neighbouring amenities, the proposal is not deemed significantly harmful and complies with this element of policy DP26 of the Mid Sussex District Plan.

Flood Risk and Drainage

Policy DP41 of the District Plan concerns Flood Risk and Drainage. It states in part:

'Particular attention will be paid to those areas of the District that have experienced flooding in the past and proposals for development should seek to reduce the risk of flooding by achieving a reduction from existing run-off rates'.

A Flood Risk Assessment has been submitted, which states that rear of the site is within Flood Zone 2, with the rear of the property and where the rear/side extensions is to be located within risk of surface water flooding at less than a 1 in 100-year event.

Following the submission of a Flood Risk Assessment, the Council's Drainage Engineer has commented stating that they had no objection, with any drainage matters managed via building regulations.

Therefore, the proposal is considered to be in line with policy DP41 of the Mid Sussex District Plan.

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 proposed extensions are considered acceptable for this property and in this location. They will not look out of place and are in keeping with the character of the area. They will not significantly impinge upon the neighbouring amenities and sufficient parking provision is to be retained and would not harm flood risk.

Therefore, the proposal will comply with policies DP21, DP26 and DP41 of the Mid Sussex District Plan, the Mid Sussex Design Guide and the requirements of the NPPF.

Decision: Permission

Case Officer: Andrew Horrell