

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1874	Case Officer:	Andrew Horrell
Application Type:	Householder Application		
Proposal:	Demolition of existing ground floor side (South) bay window. Erection of new two storey side (South) extension and associated roof extension. Extension to existing ground floor rear (East) bay window.		
Site:	Westwood, 6 Pickers Green, Lindfield, Haywards Heath, West Sussex, RH16 2BS, ,		
Validation Date	22 Jul 2025	Overall Expiry Date:	15 Aug 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	9 Sep 2025
Target Date:	16 Sep 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:	10 Sep 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1874

**Westwood, 6 Pickers Green, Lindfield, Haywards Heath, West Sussex, RH16 2BS,
Demolition of existing ground floor side (South) bay window. Erection of new two storey side
(South) extension and associated roof extension. Extension to existing ground floor rear (East)
bay window.**

Mr Peter Warren

SUMMARY OF REPRESENTATIONS

None received

SUMMARY OF CONSULTEES

None received

PARISH COUNCIL OBSERVATIONS

Lindfield Parish Council has no objection to this application.

INTRODUCTION

Planning permission is sought for the demolition of existing ground floor side bay window and the enlargement of the existing ground floor rear bay window and the erection of new two storey side extension and associated roof extension.

RELEVANT PLANNING HISTORY

06/00219/FUL - Proposed bay windows. (approved)

SITE AND SURROUNDINGS

Westwood, 6 Pickers Green is a two-storey detached hipped roofed dwelling in a part of Pickers Green serving 3-6 Pickers Green. Painted render and upvc doors and windows. Existing side and rear bay windows.

To the south of the site is the garden with hedging to highway beyond, to the north of the site is close boarded fencing to set back No.5, to the west of the site is a hedged boundary with the driveway to highway beyond and to the east is close boarded fencing to No.7 Pickers green beyond.

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

APPLICATION DETAILS

The existing side bay window approximately measures 3m in depth, 1.55m in width with a height to eaves of 2.5m and an overall height of 3.6m.

The existing rear bay window approximately measures 1.5m in depth, 3.35m in width with a height to eaves of 2.5m and an overall height of 3.6m.

The enlarged rear bay window approximately measures 1.5m in depth, 6.2m in width with a height to eaves of 2.5m and an overall height of 3.6m

The proposed two storey side extension approximately measures 5.85m in depth, 3.55m in width with a height to eaves of 5.18m and an overall height of 7.5m. This will create a lounge on the ground floor and a dressing room and en-suite for the master bedroom 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:

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.

Lindfield and Lindfield Rural Neighbourhood Plan

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

Relevant policies:

None relevant

Mid Sussex District Plan 2021-2039 Submission 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:

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.

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:

- o is of high quality design and layout and includes appropriate landscaping and greenspace;*
- o 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;*
- o creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- o protects open spaces, trees and gardens that contribute to the character of the area;*
- o protects valued townscapes and the separate identity and character of towns and villages;*
- o 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);*
- o creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- o incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- o positively addresses sustainability considerations in the layout and the building design;*
- o 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;*
- o 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 side extensions states the following:

'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'

The proposed two storey side extension is a modest enlargement in width in relation to the existing dwelling. It will use matching eaves and ridge heights. Whilst, highly visible from the streetscene, matching materials will be used. Therefore, the proposal will be in character with the existing dwelling.

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'.

The enlargement to the existing rear bay window maintains the design of the existing rear bay window. It will not be visible from the streetscene and will use matching materials.

The proposal therefore complies with DP26 of the Mid Sussex District Plan, principles DG49, DG50 and DG51 of the Mid Sussex Design Guide and the relevant principles of the NPPF.

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'.

Given the detached nature of the dwelling and surrounding dwellings, the impact on light and outlook will not be significantly harmed.

In terms of overlooking from the first-floor front, side and rear windows, this would be no more harmful than the existing first floor windows at the property and the level of overlooking expected within the built-up area.

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.

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 host dwelling nor its immediate setting, will not result in significant harm towards neighbouring amenities

The proposal will comply with Policy DP26 of the District Plan, principles DG49, DG50 and DG51 of the MSDC Design Guide and the requirements of the NPPF.

Decision: Permission

Case Officer: Andrew Horrell