



Planning, Design & Access Statement

(includes Sustainable Construction Statement)

Construction of a replacement dwelling and detached
garage and the widening of the existing
driveway/entrance

Lane House, 37 Denmans Lane, Lindfield RH16 2JR

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1. Introduction

- 1.1 Manorwood have been instructed to prepare a full planning application for our client. The proposal seeks full planning permission for a replacement dwelling at Lane House, 37 Denmans Lane, Lindfield.
- 1.2 This Planning, Design & Access Statement will provide an assessment of the proposed development in relation to the main planning matters to be considered in the context of national and local planning policy requirements.
- 1.3 The application is accompanied by a Heritage Statement, prepared by Natalie Aldrich IHBC, PCIfA, of Manorwood. This includes a Significance Assessment identifying the significance of the heritage assets and an Impact Assessment which considers the potential impact of the proposal to the significance of the heritage assets and their settings.

2. Site Description

- 2.1 Lane House is located at 37 Denmans Lane, Lindfield, Haywards Heath, West Sussex, RH16 2JR, within the established residential area of Lindfield. The property comprises a substantial detached residential dwelling set within a spacious and well-established plot, with associated garden areas, mature landscaping and ancillary buildings. The property is identified as a detached house and forms part of the established residential character of Denmans Lane.
- 2.2 Denmans Lane is characterised by a predominantly residential form of development, with a variety of detached and other residential properties occupying relatively generous plots. The properties along the road are generally well landscaped, with mature trees, hedges and garden vegetation contributing to the verdant character of the street and providing a degree of visual enclosure between individual properties. The wider area is similarly characterised by established residential development set within mature landscaped surroundings.
- 2.3 The application site contains the existing dwelling together with associated outbuildings and areas of hard and soft landscaping. The existing property is accessed from Denmans Lane, with the principal dwelling positioned within the landscaped plot and established vegetation contributing to its setting. The site therefore has an established residential character and is not an undeveloped parcel of land.
- 2.4 A notable characteristic of the site is the presence of mature trees and established vegetation. These features make an important contribution to the visual amenity of the property and the wider streetscape. The proposed development has consequently been designed with particular regard to the existing landscape structure, with the replacement dwelling and detached double garage positioned to respect the Root Protection Areas of the retained mature trees.

3. Background & Relevant Planning History

- 3.1 DM/25/1245 - Erection of part two-storey, part single-storey side extension, front extension and rear extension, with changes to fenestration and associated landscaping works, including widening of the existing access. – Withdrawn

4. Proposal

- 4.1 The proposal seeks full planning permission to provide a high-quality, carefully designed family dwelling within an established residential setting. The design has been developed having regard to the character of the site and surrounding area, the established pattern of residential development, the mature landscape setting and the presence of existing trees.
- 4.2 The proposed dwelling has been designed in a traditional architectural style appropriate to the character of the locality. The principal materials comprise red facing brick, clay roof tiles and timber or aluminium casement windows. The building incorporates a hipped roof form, dormer windows, traditional proportions and carefully considered window openings. The detached double garage has been designed as a complementary ancillary building rather than as a dominant separate structure. It is also proposed to widen the existing driveway/entrance.

5. Planning Policy

- 5.1 Section 38 (6) of the Planning and Compulsory Act 2004 and Section 70 (2) of the Town and Country Planning Act 1990 requires planning applications to be determined in accordance with the policies of the Development Plan unless material considerations indicate otherwise.

National Planning Policy Framework (2026)

- Policy S3: Presumption in Favour of Sustainable Development
- Policy S4: Principle of Development within Settlements
- Policy DP3: Key Principles for Well Designed Places
- Policy T3: Locating Development in Sustainable Locations
- Policy TR4: Street Design, Access & Parking

Mid Sussex District Council 2014–2031

- 5.2 Relevant policies include:

- Policy DP6 – Settlement Hierarchy
- Policy DP12 – Protection and Enhancement of Countryside
- Policy DP15 – New Homes in the Countryside, insofar as the policy relates to replacement dwellings where applicable
- Policy DP21 – Transport
- Policy DP26 – Character and Design
- Policy DP27 – Dwelling Space Standards
- Policy DP28 – Accessibility
- Policy DP29 – Noise, Air and Light Pollution
- Policy DP37 – Trees, Woodland and Hedgerows
- Policy DP38 – Biodiversity
- Policy DP39 – Sustainable Design and Construction

Mid Sussex District Council 2021–2039

- 5.3 Mid Sussex District Council is currently reviewing its adopted District Plan. The District Plan 2021–2039 was submitted for examination in July 2024 and remains under examination. In July 2026 the Planning Inspector published proposed Main Modifications, which are currently subject to consultation.
- 5.4 The emerging Plan therefore represents a material consideration, but it has not yet been adopted. The Council has recognised that, because of the unresolved objections and current examination stage, limited weight can presently be attributed to the emerging policies.

6. Principle of Development

- 6.1 The proposal is for the replacement of an existing residential property with a new single residential dwelling.
- 6.2 The site is located within the defined built-up area boundary
- 6.3 The proposal is an established residential site and the residential use is to continue.
- 6.4 The replacement dwelling has also been designed with particular regard to the landscape setting, existing mature trees and established character of the site.

7. Landscape & Design

- 7.1 The fundamental objective of the design is to provide a high-quality replacement dwelling which sits comfortably within its established setting. The proposed architectural approach takes reference from traditional Sussex residential architecture and seeks to create a building that responds positively to the character and appearance of the surrounding area.
- 7.2 The design incorporates a substantial pitched and hipped roof form, traditional dormer windows, chimneys and vertically proportioned casement windows. The elevations are arranged in a balanced manner, with red facing brick and clay roof tiles providing a traditional and durable material palette. The building proportions have been carefully considered to create a coherent architectural form, with the detached double garage designed as a complementary ancillary building.
- 7.3 The architectural approach is intended to provide a dwelling of a quality and character appropriate to the site, rather than introducing an overly contemporary or visually discordant form of development. The proposal has been designed as a coherent architectural composition, with the main dwelling and detached garage sharing a consistent material palette and architectural language.
- 7.4 Policy DP26 is the principal adopted design policy applicable to the proposal. The policy requires development, including replacement dwellings, to be well designed, to reflect the distinctive character of the towns and villages of Mid Sussex and to be sensitive to the countryside.
- 7.5 Policy DP26 requires development to be of a high-quality design and layout with appropriate landscaping, to create a sense of place while responding to the character and scale of surrounding buildings and landscape, and to protect trees and gardens which contribute to the character of the area. The policy also requires development to avoid significant harm to the amenity of existing and future residents, provide safe and accessible pedestrian arrangements, incorporate well-integrated parking and positively address sustainability considerations through the layout and design of buildings.
- 7.6 The proposal responds positively to these principles. The proposed dwelling has been designed with a traditional architectural character that is appropriate to its setting. The use of red facing brick and clay roof tiles provides a strong visual connection with traditional local building materials, while the inclusion of casement windows, dormer windows and chimneys reinforces the traditional architectural language of the proposal.

- 7.7 In terms of scale and massing, the proposed building has been designed as a single coherent dwelling, with the roof form carefully considered to reduce the perception of bulk. The hipped roof form assists in softening the overall mass of the building, while the dormer windows have been appropriately proportioned within the roof slopes. The detached double garage is subordinate to the principal dwelling and is positioned so that it does not become the dominant feature of the site.
- 7.8 The design has also been developed around the established landscape structure of the site. Existing mature trees and vegetation will be retained wherever practicable, with additional planting proposed to enhance the landscape setting. Importantly, the proposed buildings have been positioned to respect the Root Protection Areas of existing mature trees, thereby reducing the potential for harm to the retained trees and allowing them to continue to contribute to the character and appearance of the site.
- 7.9 Overall, the proposal meets the key objectives of Policy DP26 by responding appropriately to the character, scale and appearance of the surrounding buildings and landscape, while providing a high-quality architectural solution which is appropriate to its established residential setting.

8. Conservation Area

- 8.1 The application site lies outside the designated Lindfield Conservation Area. The Lindfield Conservation Area was originally designated in 1969 and is a designated heritage asset intended to protect an area of special architectural and historic interest. Mid Sussex District Council confirms that development within a Conservation Area is required to preserve or enhance its special character and appearance, and that consideration should also be given to the setting of the Conservation Area.
- 8.2 Although the application site is located outside the Conservation Area, consideration has nevertheless been given to its potential relationship with the heritage asset. The proposed development has been designed to ensure that it would not result in harm to the character, appearance or setting of the Lindfield Conservation Area. In particular, the proposed dwelling is of a traditional architectural character, incorporating red facing brick, clay roof tiles, casement windows, dormer windows and a pitched and hipped roof form. These materials and architectural features are sympathetic to the established character of the wider Lindfield area.
- 8.3 The proposal also incorporates the retention and enhancement of existing landscaping within the site. Mature trees and vegetation will be retained wherever practicable, and the proposed buildings have been positioned to respect the Root Protection Areas of existing mature trees. This established landscape framework will assist in maintaining the visual separation between the application site and the Conservation Area and will help to assimilate the proposed development within its surroundings.
- 8.4 The location of the site outside the designated Conservation Area, together with the proposed siting, scale, architectural treatment and retention of mature landscaping, means that the development would not intrude upon or adversely affect the established character or appearance of the Conservation Area. The proposal would not introduce an incongruous or visually prominent form of development that would detract from views towards or from the Conservation Area.
- 8.5 Accordingly, whilst the proposal has been designed with an appropriate regard to the historic and architectural character of Lindfield, it is considered that there would be no adverse impact on the Lindfield Conservation Area or its setting. The proposal therefore accords with the heritage objectives of the adopted Mid Sussex District Plan, including Policy DP35 – Conservation Areas, which seeks to protect the special character and appearance of Conservation Areas and their settings.
- 8.6 The proposal should therefore be regarded as a development outside the designated heritage asset which has nevertheless responded positively to the local historic context and will preserve the character and appearance of the Lindfield Conservation Area.

9. Sustainable Construction

11.1 The application seeks to ensure a sustainable development the following ways:

1. Use of local suppliers and local contractors to avoid “material miles”

The applicant strives to support local suppliers and local contractors wherever possible. This not only assists the local economy but also limits the “material miles” of the project.

Where materials can be sourced from local suppliers the applicant will aim to do so.

2. Reduced water usage.

The proposed development will use water efficient fittings and will reduce water usage to a maximum of 100 litres per person per day (compared to the building regulations requirement of 110 litres per person per day)

3. A fabric first approach to the design with high levels of insulation throughout.

The development will provide quantifiable improvements over and above the Building Regulations. It is proposed to exceed insulation values wherever possible.

10. Ecology

10.1 This application is supported by a detailed a Bat Survey Report conducted by CT Ecology August 2026 and a Preliminary Ecological Appraisal conducted by CT Ecology February 2026.

10.2 No bat roosts have been identified at B1 or B2 and so the proposed demolition is not considered to pose a risk to bats and their resting places (roosts). Precautionary working methods have been recommended with in Bat Survey Report.

11. Trees

11.1 This application is supported by a detailed an Arboricultural Impact Assessment And Preliminary Method Statement conducted by MDJ Arboricultural Construction Limited.

11.2 The arboricultural report states there is no arboricultural reason to suggest that the construction of a replacement dwelling with landscaping alterations will result in an unsustainable relationship with the retained tree stock.

12. Access

12.1 The existing site is served from Denmans Lane and the proposal will retain the established residential access arrangement, subject to any detailed highway requirements. The proposal is for one dwelling and therefore the level of traffic generated is expected to be modest. The detached double garage provides secure parking and the site will accommodate parking associated with the dwelling.

12.2 Policy DP21 requires development to support sustainable transport objectives and provides for appropriate parking provision linked to likely demand. The proposal provides an appropriate level of parking for a single detached dwelling, with parking and garage accommodation integrated into the site rather than forming an excessive or visually dominant area of hardstanding.

12.3 The access arrangement will provide safe and convenient access for residents and visitors. The development will therefore not give rise to a significant transport impact and is considered consistent with the objectives of Policy DP21.

13. Residential Amenity

- 13.1 The proposal has been designed to provide a high standard of accommodation for future occupants while avoiding unacceptable impacts upon neighbouring properties. Policy DP26 specifically requires development to avoid significant harm to the amenities of existing nearby residents and future occupants, including consideration of privacy, outlook, daylight and sunlight.
- 13.2 The design and positioning of the dwelling have taken account of the relationship with neighbouring properties. The mature landscaping retained around the site will also provide an important degree of visual separation. The arrangement and positioning of windows have been carefully considered as part of the overall architectural design. The proposal will remain a single residential property and is not expected to generate a materially different level of residential activity compared with the established use of the site.
- 13.3 Policy DP29 seeks to protect the District's high-quality environment from unacceptable noise, air and light pollution. The proposal is residential in nature and will not introduce a use associated with significant levels of noise, odour or pollution.

14. Conclusion

- 14.1 In conclusion, the proposal seeks the replacement of the existing residential property at Lane House, Denmans Lane with a single high-quality residential dwelling and detached double garage. The development will retain the established residential use of the site and has been carefully designed to respond to the character, appearance and landscape setting of the property and the wider area.
- 14.2 The proposed dwelling adopts a traditional architectural approach which reflects the character of the surrounding area. The use of red facing brick, clay roof tiles, casement windows, dormer windows, chimneys and pitched and hipped roof forms provides an appropriate and coherent architectural language. The detached double garage has been designed as a subordinate and complementary ancillary building.
- 14.3 The siting, scale and massing of the proposed development have been carefully considered to ensure that the buildings sit comfortably within the established residential plot. The retention and enhancement of existing landscaping will assist in assimilating the development into its surroundings and maintaining the established verdant character of the site.
- 14.4 Particular consideration has been given to the mature trees within the application site. The proposed buildings have been positioned to respect the Root Protection Areas of the existing mature trees, reducing the potential for harm to their root systems and allowing these important landscape features to continue to contribute to the character and appearance of the site.
- 14.5 The proposal is considered to accord with the relevant requirements of Policy DP26 – Character and Design of the adopted Mid Sussex District Plan 2014–2031. The development provides a high-quality design which responds appropriately to the character and scale of the surrounding buildings and landscape, incorporates appropriate landscaping, provides well-integrated parking and seeks to protect the amenity of neighbouring properties.
- 14.6 The proposal represents the replacement of an established residential property and therefore retains the existing residential use of the site. The proposal has been designed to maintain and, where possible, enhance the quality of the natural and built landscape.
- 14.7 The application site lies outside the designated Lindfield Conservation Area. Nevertheless, the design has been informed by the historic and architectural character of Lindfield. The proposed traditional materials, architectural form and retention of mature landscaping will ensure that the development does not result in harm to the character, appearance or setting of the Conservation Area. The proposal is therefore considered to accord with the relevant heritage objectives of the adopted District Plan, including Policy DP35 – Conservation Areas.
- 14.8 The existing residential access from Denmans Lane will be retained and the proposal will provide appropriate parking and secure garage accommodation for a single dwelling. The level of traffic associated with the development is expected to remain modest and the proposal is not anticipated to result in a significant impact on the local highway network. The development is therefore considered consistent with the objectives of Policy DP21 – Transport.

- 14.9 The proposal has also been designed to provide a high standard of residential amenity for future occupants while avoiding unacceptable impacts on neighbouring properties. The relationship between the proposed dwelling, neighbouring properties, windows and existing landscaping has been carefully considered to protect privacy, outlook and residential amenity. The continued single residential use of the site will ensure that the proposal does not result in an unacceptable intensification of activity.
- 14.10 The residential nature of the proposal means that it will not introduce a use associated with significant noise, odour or other environmental pollution. Appropriate consideration will be given to external lighting to ensure that it does not adversely affect neighbouring properties or the wider environment, consistent with Policy DP29 – Noise, Air and Light Pollution. Overall, the proposal represents a well-considered replacement dwelling which responds positively to its established residential and landscape setting. The development retains the important characteristics of the site, including its residential use, mature trees and landscaped character, while replacing the existing buildings with a high-quality and appropriately designed dwelling.
- 14.11 Having regard to the above, the proposal is considered to comply with the relevant provisions of the adopted Mid Sussex District Plan 2014–2031. The proposal would provide a high-quality residential development without causing unacceptable harm to the character of the area, the landscape setting, the Lindfield Conservation Area, highway safety or the residential amenities of neighbouring properties.
- 14.12 The proposal is therefore considered to represent appropriate, sustainable and high-quality development which accords with the adopted Mid Sussex planning policy framework, and planning permission should accordingly be granted.