

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0805	Case Officer:	Katherine Williams
Application Type:	Householder Application		
Proposal:	Proposed single storey rear extension, single storey front extensions and garage conversion		
Site:	15 Honeysuckle Drive, Lindfield, Haywards Heath, West Sussex, RH16 2GH, ,		
Validation Date	31 Mar 2025	Overall Expiry Date:	24 Apr 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	22 May 2025
Target Date:	26 May 2025	Recommending Officer Signature:	Katherine Williams

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
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Signed and Agreed By:	Stephen Ashdown	Date:	23 May 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0805

**15 Honeysuckle Drive, Lindfield, Haywards Heath, West Sussex, RH16 2GH, ,
Proposed single storey rear extension, single storey front extensions and garage conversion
Mr Aidan Gibbon**

SUMMARY OF REPRESENTATIONS

A letter of representation from No. 13 Honeysuckle Drive which raise the following concerns:

- Result in overdevelopment, excessive scale
- Out of keeping with the character of the area and would reduce the open space around the property
- Impact on streetscene and disrupt balance of the road
- Construction and intended use of the extension would lead to an increase in noise
- Close proximity to neighbouring property, impact on privacy
- Impact on drainage system
- Could increase surface water run off and risk of flooding, loss of permeable ground area

SUMMARY OF CONSULTEES

None received

PARISH COUNCIL OBSERVATIONS

12.05.2025: LRPC have no comment on this consultation.

16.04.2025: LRPC have no comment on this consultation

INTRODUCTION

The application seeks planning permission for a single storey rear extension, single storey front extensions and garage conversion.

RELEVANT PLANNING HISTORY

DM/16/5648 - Outline application for a residential development of up to 130 no. dwellings, together with vehicular and pedestrian access, public open space, car parking and landscaping. All matters to be reserved except for access. Resubmission of DM/16/1012. Granted

DM/17/3311 - Reserved Matters application for the approval of the appearance, landscaping, layout and scale pursuant to outline permission DM/16/5648 which provides for the development of the site for up to 130 dwellings with new access, landscaping and open space. Granted

SITE AND SURROUNDINGS

The application property consists of a two and a half storey semi-detached dwelling located on the western side of Honeysuckle Drive, within the built up area of Lindfield.

The locality is characterised by a modern residential development consisting of dwellings of varying designs and forms but will an overarching style. The dwellings are positioned close to the highway with off street parking and garaging to the side of the dwellings. The application property faces onto an area of planting and trees which provides a visual verdant gap in the development.

The application property and its attached neighbour, No. 13 Honeysuckle Drive, form a symmetrical semi-detached pair with a shared pitched roof and mirroring front flat roof former windows and porch canopies. The dwelling is constructed in brick, weatherboarding to the first floor, plain roof tiles and grey fenestration.

APPLICATION DETAILS

The proposed single storey extension would extend 3 metres beyond the rear elevation of the dwelling and would adjoin the existing garage and would extend beyond the side of the dwelling by 3.045 metres and 4.9 metres to the front of the garage. The garage would be converted to become a living area and the width of the garage increased by 0.9 metres. The proposed extension would have a lean to roof to the rear of the dwellinghouse with a flat roof around the side elevation and a front dummy pitch. These roof forms would have an overall height of 3.54 metres and 3.324 metres. The extension to the garage would have a pitched gable roof with an overall height of 4.761 metres which would extend across the existing garage, which would be 0.764 metres greater than the existing ridge height of the building.

To the front of the dwelling the existing porch canopy would be replaced by a porch with a width and depth of 2.32 metres and 1.5 metres, which would have a lean to roof with an overall height and eaves height of 3.143 metres and 2.741 metres.

The proposal would be constructed in materials to match the existing dwelling.

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 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

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 (made March 2016)

None relevant

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) is currently at Examination and 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:

DPS1 - Climate Change
DPS2 - Sustainable Design and Construction
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)

National Planning Policy Guidance

ASSESSMENT

It is considered that the main issues that need to be considered in the determination of this application are as follows;

- Design and Character
- Impact on neighbouring properties
- Impact on parking provision
- Other Matters
- Biodiversity Net Gain

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 relates to side extensions and states:

'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.'

Principle DG50 also relates to front extensions and states:

'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.'

Principle DG51 specifically relates to rear extensions and states that;

'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 proposed extensions and alterations would be of forms and designs which are in proportion and appropriate to the character of the existing dwelling. The front porch and side extension would be visible from the streetscene. Due to the setback position of the proposed side extension, the views of extension would be limited to in front of the property and would be seen against the original built form of the garage. The porch, although larger than the existing canopy, would be located over the existing front door with a lean to roof. It is noted that these additions would unbalance the semi-detached pair, however given the single storey nature of the additions, it is considered that the proposal would not have a detrimental impact on the character of the property or the locality.

Impact on neighbouring properties

DP26 of the Mid Sussex District Plan seeks to ensure that 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 (see Policy DP29);'*

To the southern side is No. 13 Honeysuckle Drive, which is attached to the application property through its northern side elevation. The proposed single storey rear extension would extend up to the boundary with this neighbouring property with a depth of 3 metres. The extension to the garage would be set away from this neighbour by 4.015 metres and the proposed front porch would be set away some 4.9 metres.

Given the single storey nature of the proposal and its position in relation to the neighbouring property, it is considered that the proposal would not cause significant harm to the amenities of this neighbouring property.

On the northern side is No. 17 Honeysuckle Drive, which would be some 2 metres from the proposed side extension with close boundary fencing in between. The extension would have a flat roof with a front dummy pitch, which would reduce the profile of the extension, and would largely be seen against the built form of the dwelling. It is noted that the existing pitched roof of the garage would be increased in height by some 0.764 metres, however, given the existing height and position of the garage, the additional height is not considered to cause harm.

Impact on the parking provision for the property

West Sussex County Council September 2020 Parking Standards Guidance, outlines that for a 3 bedroom dwelling in this location 1.7 parking spaces should be provided.

The proposal would result in the loss of the existing garage and part of the driveway, however 2 off street parking spaces would be retained. There are also no on street parking restrictions. Given this it is considered that the proposal would retain sufficient parking provision for the property.

Other Matters

Concerns have been raised regarding the noise and disturbance during the construction of the works, which is covered by the Environmental Protection Act 1990 which requires a duty of care not to cause nuisance to neighbours.

Issues regarding flood risk and impact on the existing drainage system were also raised, the proposal would be for extension to an existing dwellinghouse and would be a matter to be addressed under Building Regulations.

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.

CONCLUSION

In conclusion, the proposal is considered to be appropriate in terms of design, size and scale to the dwellinghouse and locality, would not cause significant harm to the amenities of neighbouring properties and would be acceptable in terms of parking. Therefore, the proposal complies with Mid Sussex District Plan policies DP21 and DP26 and with the relevant provisions of the NPPF. The application therefore accords with the Development Plan and is considered acceptable.

Decision: Permission

Case Officer: Katherine Williams