

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2012	Case Officer:	Stefan Galyas
Application Type:	Householder Application		
Proposal:	Proposed detached garage/store to property frontage and realignment of vehicular access off private road.		
Site:	Lincoln Lodge, Roundwood Lane, Lindfield, Haywards Heath, West Sussex, RH16 1SJ, ,		
Validation Date	11 Aug 2025	Overall Expiry Date:	14 Nov 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	17 Nov 2025
Target Date:	6 Oct 2025	Recommending Officer Signature:	<i>Stefan Galyas</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	19 Nov 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2012

**Lincoln Lodge, Roundwood Lane, Lindfield, Haywards Heath, West Sussex, RH16 1SJ,
Proposed detached garage/store to property frontage and realignment of vehicular access off
private road.**

Mr And Mrs Cowdy

SUMMARY OF REPRESENTATIONS

There was one letter of representation received in response to the proposed development. The letter did not raise an objection to the principle of the proposal but raised the following concerns:

- The proposal requiring a 2.5m high boundary wall and fence in order to screen the proposal from the neighbouring property.
- The precise location and distance of the proposal from the boundary not being shown.
- The 0.5m distance not being a sufficient amount of space for boundary screening and will only allow climbing plants.
- There are false statements within the submitted Design and Access Statement and that there would be a primary side elevation window to the neighbour's side (eastern) elevation.
 - No details having been provided with regard to the planned and current level of impermeable surfacing.

SUMMARY OF CONSULTEES

Trees Officer: No objection.

TOWN/PARISH COUNCIL OBSERVATIONS

Parish Council: *'Lindfield Parish Council has no objection to this application'*

INTRODUCTION

The application seeks planning permission for the development of a single storey garage/ store within the front driveway and for the realignment of the vehicular access.

RELEVANT PLANNING HISTORY

00/02519/FUL - Rear conservatory. Permission 02.02.2001.

04/02312/FUL - Construction of first floor addition above existing attached garage. Amended plans received showing a reduction in height of ridge and eaves by 800mm. Refusal 14.02.2004.

13/03389/FUL - First floor extension (Please note that the garage to the front of the site has been removed from this application.10.12.13). Permission 10.12.2013.

DM/21/3604 - First floor front extension, garage conversion, replace existing conservatory with single storey rear extension, replace all windows and doors with coloured powder coated aluminium. Permission 02.12.2021.

SITE AND SURROUNDINGS

The application relates to Lincoln Lodge, a detached two storey dwelling set to the southern side of the highway and features a cross pitched roof format. The existing property appears to have been extended previously through the addition of a first-floor front extension and a single storey flat roofed rear

extension. The dwelling is set back from the roadside edge by a front driveway space and rear garden amenity space is set to the rear within a linear plot. In terms of external materials, the existing dwelling is composed of brick and tile hanging at first floor to the walls, a tiled roof and uPVC windows and doors.

With regard to the street scene, there are primarily detached residential dwellings featuring some variance in size and layouts. Dwellings tend to be set within generous plots with some mature tree plantation along the roadside.

In terms of policy constraints, the site is located within the Haywards Heath and Lindfield built up area boundary. The site is also located within a defined area of townscape character in the Lindfield and Lindfield Rural Neighbourhood Plan. There are some trees with tree preservation orders to the south of the site.

APPLICATION DETAILS

The application seeks planning permission for the development of a single storey detached garage/ store to the front of the existing property. The proposed garage would measure at approximately 5.6m in length, 4.4m wide, have a maximum eaves height of 2.2m and a ridge height of 3.6m. Proposed external materials would comprise horizontal softwood weatherboard above a low-level brick plinth, plain clay roof tiles, side hung timber store doors and black uPVC roundline rainwater goods.

The proposal would also realign the existing vehicle access to the site. The new paving would be impermeable block paving with surface water discharged within the site.

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 the 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

DP37: Trees, Woodland and Hedgerows

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.

Neighbourhood Plan

Lindfield and Lindfield Rural Neighbourhood Plan (Made March 2016)

Policy 7 - Areas of Townscape Character

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

DPN4: Trees, Woodland and Hedgerows

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 2, 8, 11, 39, 48, 115-117, 131, 135 & 139.

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 Amenities
- Impact on Highways and Parking
- Impact on Trees
- Other Matters
- Biodiversity Net Gain

Design and Character

DP26 of the 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;*
- *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'*

The application site is also identified as forming part of an Area of Townscape Character under Policy 7 of the Lindfield and Lindfield Rural Neighbourhood Plan. It sets out:

'The Neighbourhood Plan designates the following areas as Areas of Townscape Character, as shown on the Proposals Map:

- i. Summerhill Lane/West Common*
- ii. Sunte Avenue/Hickmans Lane/Denmans Lane*
- iii. The Welkin*
- iv. The Wilderness*
- v. Portsmouth Wood and Portsmouth Wood Close*

Development proposals in an Area of Townscape Character will be supported, provided applicants can demonstrate they have had regard to their impact on the character and appearance of the area and have sought to retain features important to the character of the area, as defined in the Lindfield Village Design Statement. In particular, proposals should:

- i. retain trees, frontage hedgerows and walls which contribute to the character and appearance of the area;*
- ii. retain areas of open space, (including private gardens) which are open to public view and contribute to the character and appearance of the area; and*
- iii. avoid the demolition of existing buildings which contribute to the character and appearance of the area'.*

The proposed outbuilding is considered to be of an overall limited size and would be entirely contained to a single storey. The cat slide roof design with a relatively shallow pitch would likely reduce the buildings overall perceived bulk when observed from the roadside. It is considered that the use of subservient external materials such as softwood weatherboarding throughout would help the building appear subsidiary to the main dwelling on site.

In terms of the existing building line throughout the street scene, it is noted that there are a number of other dwellings set to the southern side of the road which feature detached outbuildings in front of their respective principal elevations. Accordingly, it is not considered that there is a strong established building line for development to the southern side within the sites locality to adhere to.

With regard to the proposed realignment of the vehicular access to the site, it is considered that this alteration would not be significantly visually different to the existing arrangement on site.

The proposal is therefore considered to comply with Policy DP26 of the District Plan, Policy 7 of the Lindfield and Lindfield Rural Neighbourhood Plan and the relevant principles of the Mid Sussex Design Guide SPD.

Impact on Neighbouring Amenities

In terms of impact upon neighbouring amenities, Policy DP26 in part 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 DP29);'

It is considered that the application site is set at a slightly elevated position when compared to the neighbouring property immediately to the west at Oak Trees in terms of natural floor levels.

It is considered that the proposed outbuilding would be sited forward of Oak Trees dwellings principal elevation. There are two windows at the neighbouring dwelling serving a family room to the principal elevation. However, there is also a further side (west) elevation window supplying further light into this room. It is considered that by virtue of the northern facing orientation, these windows already received a reduced amount of light. In any circumstance, the proposed outbuilding would be sited in excess of 7m

from these neighbouring windows. By virtue of its limited size and scale, it is not considered that a significant loss of light impact would be incurred.

The proposed outbuilding would be sited approximately 0.5m away from the shared boundary with Oak Trees boundary to the west. Whilst this may restrict the area available for boundary climbing plants, it is considered that the outbuilding would be of an overall limited height and bulk. Whilst the neighbouring site is set at a lower natural floor level, the neighbouring dwelling is offset by circa 4.6m from the shared boundary. Furthermore, the outbuilding would be sited closest to a front driveway space and not habitable accommodation.

Accordingly, the proposal is considered to comply with the provisions of DP26 of the Mid Sussex District Plan in terms of neighbouring amenities.

Impact on Highways and Parking

Paragraph 116 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or residual cumulative impacts on the road network would be severe. Additionally, Policy DP21 of the District Plan requires development proposals to protect the safety of road users and pedestrians.

It is considered that the existing front driveway which is served by a dropped kerb and vehicle crossover would accommodate sufficient space for three off road parking places. The proposed outbuilding would still sufficiently accommodate room for the parking of one car. Accordingly, it is not considered that the proposal would result in a net loss of off-road parking spaces.

The proposed access alterations would not require a further dropped kerb and would move the access further to the east. Given that the existing access is set within a comparable position to the proposed, it is not considered that this alteration would give rise to a unacceptable highways impact.

As such, the proposal is considered to meet the provisions of DP21 of the District Plan.

Impact on Trees

Policy DP37 of the District Plan seeks to protect existing trees, woodland and hedgerows and among other matters states:

'Development should be positioned as far as possible from ancient woodland with a minimum buffer of 15 metres maintained between ancient woodland and the development boundary.'

The proposed garage would be set within 15m of both a category T1 oak to the west and a T2 hawthorn to the east. An Arboricultural Method Statement, Tree Protection Plan and Tree Constraints Plan were all submitted prior to the application's determination. These details were considered to be sufficient to overcome concerns from the Tree Officer and a condition ensuring compliance with these documents was recommended should permission be granted.

Other Matters

A condition ensuring that the garage is used for solely the parking of vehicles as well as for storage is considered to be necessary and relevant should permission be granted. This is in order to restrict the outbuildings unfettered use for any potential purpose.

It was raised within a letter of representation that insufficient information has been provided with regard to current and planned level of impermeable surfacing. It is considered that the site is not identified as being at risk of surface water flooding and is not set within flood zones 2 or 3b. The Applicant has specified that SuDS solutions will be incorporated with a water butt with overflow going into a soakaway.

Therefore, as established the proposal would not constitute a separate unit on site and would be used as ancillary to the host dwelling.

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 harm neighbouring amenities and result in an acceptable highways impact.

The proposal will comply with Policies DP21, DP26 and DP37 of the District Plan, Policy 7 of the Lindfield and Lindfield Rural Neighbourhood Plan, the MSDC Design Guide and the requirements of the NPPF.

Decision: Permission

Case Officer: Stefan Galyas