

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0869	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Demolish existing garage and utility room. New single storey kitchen and utility extension. New gable extension to front first floor. Replace windows and doors. Internal refurbishments. Solar panels to front roof pitch.		
Site:	26 Brook Lane, Lindfield, Haywards Heath, West Sussex, RH16 1SG, , ,		
Validation Date	7 Apr 2026	Overall Expiry Date:	8 Jun 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	17 Jun 2026
Target Date:	2 Jun 2026	Recommending Officer Signature:	<i>Catherine Cardin</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Joanne Fisher</i>	Date:	18 Jun 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0869

**26 Brook Lane, Lindfield, Haywards Heath, West Sussex, RH16 1SG, ,
Demolish existing garage and utility room. New single storey kitchen and utility extension. New gable extension to front first floor. Replace windows and doors. Internal refurbishments. Solar panels to front roof pitch.
MS Wilkinson**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

MSDC Tree Officer

No objection.

MSDC Flood risk and drainage

No objection.

PARISH COUNCIL OBSERVATIONS

Lindfield Parish Council has no objections to the application.

INTRODUCTION

The application seeks planning permission for the demolition of an existing garage and utility room and the construction of a single storey kitchen and utility extension. The application also seeks to construct a gable extension to front first floor, replace windows and doors and to install solar panels to front roof pitch.

RELEVANT PLANNING HISTORY

No relevant history.

SITE AND SURROUNDINGS

The application property is a detached two-storey dwelling. The property is characterised by painted brick, white fenestration, tile hanging to the first floor, a catslide roof and an attached single-storey garage. The property benefits from off street parking to the front of the property that accommodates approximately three cars.

The property lies at the western end of a cul-de-sac within the built-up area boundary of Lindfield. Neighbouring properties are located to the north, east and west. The highway is located to the south.

APPLICATION DETAILS

The proposal seeks permission for the demolition of an existing garage and utility room and the construction of a single storey extension. The application also proposes the erection of a gable extension at front first floor level to the front elevation, replacement windows and doors, and the installation of solar panels on the front and side roof slopes.

The proposed single storey extension would measure approximately 5.4 metres in width and 8.6 metres in depth. This would incorporate a pitched roof with a ridge height of approximately 6.4 metres and an eaves height of 3.7 metres. The extension would include three rooflights on each of the eastern and western roof slopes, a window on the front (southern) elevation, and sliding doors on the rear (northern) elevation. This would be finished in dark vertical timber cladding and would provide a kitchen dining area.

The gable extension to the front at first floor level would measure approximately 5.5 metres in width and 2.7 metres in depth. It would feature a pitched gabled roof with a ridge height of approximately 8 metres and an eaves height of 5.7 metres. The front (southern) elevation would incorporate two windows at first floor level, and the extension would be finished in clay tile cladding. It would provide a bedroom with an ensuite.

The proposal also includes the replacement of existing windows and doors, including the introduction of horizontal glazing bars. Alterations are proposed to the rear (northern) elevation, including the replacement of a window with a door and the insertion of a door with glazing panels. The front entrance door would also be replaced with a door and glazing panels, and a set of French doors is proposed on the side (western) elevation. In addition, it is proposed to install a roof light over the proposed entrance.

In addition, it is proposed to replace the tarmac driveway with a gravel driveway and to construct steps up to the front door. It is also proposed to construct a brick planter which would measure approximately 5.4 metres in width and 0.9 metres in depth. This would have a maximum height of approximately 0.4 metres.

Finally, the proposal includes the installation of solar panels comprising 18 panels on the front (southern) roof slope and six solar panels on the side (western) roof slope.

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

DP37 - Trees, Woodland and Hedgerows

DP41 - Flood risk and drainage

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 was made in 2016.

There are no relevant policies.

Other Material Considerations

Mid Sussex District Plan 2021 - 2039 - Submission Draft (Regulation 19)

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 hearings were concluded on the 19th March 2026. The District Plan remains at Examination until the Inspector has published his report, until that time 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:

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)

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
- Neighbouring Amenities
- Flood Risk and Drainage
- Impact on Trees
- Parking Arrangements
- Biodiversity Net Gain

Design and character

Policy DP26 of the District Plan relates to character and design and requires all proposals to be well designed and reflect the distinctive character of the towns and villages. The policy also requires development to respond to the character and scale of the surrounding buildings and the landscape. In part the policy expects proposals to achieve high-quality design and layout, incorporate appropriate landscaping and greenspace; and create a strong sense of place.

The Mid Sussex Design Guide principles DG49 (general principles for extensions) states that; *'Extensions should respond to the design of the original dwelling and applicants will be expected to demonstrate how local character has informed the design proposal. Extensions should also normally be designed to be well-integrated with the existing scale, form and massing allowing the original building to remain the dominant element of the property whether it has one or several additions.'*

DG50: Front and side extensions states:

'Front and side extensions are typically visible from the public realm and will be resisted where they have an adverse impact on the street scene or the appearance of a dwelling. 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.'

Principle DG51 of the Mid Sussex Design Guide relates 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 application site lies within the built-up area boundary of Lindfield. The street scene is characterised in part by catslide roofs at the western end of Brook Lane, alongside the use of clay hanging tiles at first floor level.

During the course of the application, concerns were raised regarding the design of the single storey extension and the proposed cladding to the front elevation. Amended plans were received which reduced the height of the extension, removed the cladding from the front elevation of the existing property and amending the openings. The proposed extensions are of an appropriate scale, form and design that would be in keeping with the appearance of the existing dwelling. The incorporation of gabled roofs reflects elements of the wider character of the area and ensures that the original building remains the dominant and legible feature. In addition, whilst the front gable extension increases the built form on the principal elevation, it remains proportionate and would not appear visually dominant, thereby maintaining the legibility of the original building.

The proposal would result in the loss of the existing catslide roof form, which contributes to the character of the host dwelling and is evident within this part of the street. However, whilst present, catslide roofs do not represent a uniform or overriding characteristic of the wider street scene, which displays a mix of roof forms, including gabled and hipped designs. As such, the existing roof form is not considered to be a defining feature of the area as a whole. The proposed gable extension would introduce an alternative roof form that is consistent with this varied context and, by virtue of its scale and design, would remain subordinate to the host dwelling. The overall composition would therefore appear balanced and coherent, and the loss of the catslide roof is not considered to result in material harm to the character and appearance of the dwelling or the wider street scene.

Whilst the proposal would introduce some materials not widely present within the immediate street scene, the use of hanging tiles to match the existing dwelling would ensure a cohesive and sympathetic appearance. Furthermore, the proposed vertical timber cladding is considered to be of an appropriate quality and would not appear incongruous within the surrounding context.

The proposed solar panels on the front and side roof slopes would be visible within the street scene. However, given their siting flush with the roof slope and the presence of other solar panels within the surrounding area, they are not considered to appear unduly prominent or harmful to the character and appearance of the dwelling or wider street scene.

In addition, the proposed landscaping is moderate in scale and is in keeping with the character of the street scene.

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

Flood Risk and Drainage

Policy DP41 relates to flood risk and drainage and requires development to demonstrate it is safe across its lifetime and not increase the risk of flooding elsewhere. It states in part that:

'Proposals for development will need to follow a sequential risk-based approach, ensure development is safe across its lifetime and not increase the risk of flooding elsewhere. The District Council's Strategic

Flood Risk Assessment (SFRA) should be used to identify areas at present and future flood risk from a range of sources including fluvial (rivers and streams), surface water (pluvial), groundwater, infrastructure and reservoirs.

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.'

The application site is at risk from fluvial and surface water flooding.

MSDC Flood Risk and Drainage were consulted on the application and have provided a response. They consider that the proposal constitutes minor development and falls within the scope of the Environment Agency's Standing Advice. No objection has been raised to the proposal. The proposal is therefore considered to comply with the relevant criteria policy DP41 of the District Plan.

Impact on Trees

Policy DP37 of the District Plan states in part that the *'District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected.'*

There are 22 trees within proximity of the development. The MSDC Tree Officer was consulted on the application and has provided a response. No objection has been raised provided that a condition is included to secure the submitted Arboricultural Implications Assessment. This can be secured by a suitably worded condition. The proposal is therefore considered to comply with the relevant criteria of policy DP37 of the District Plan.

Parking arrangements

Policy DP21 of the District Plan states that to meet the objectives of the West Sussex Transport Plan 2011- 2026, decisions on development proposals will take account of whether: *The scheme provides adequate car parking for the proposed development taking into account the accessibility of the development, the type, mix and use of the development and the availability and opportunities for public transport; and with the relevant Neighbourhood Plan where applicable;*

It is noted that the proposal would result in the loss of an attached garage. West Sussex County Council Parking Standards Guidance (2020) outlines the County Council's approach to parking at new developments to ensure that sufficient parking is provided to meet the needs of the development while maintaining highway network operations, protecting surrounding communities and pursuing opportunities to encourage use of sustainable modes of transport.

The dwelling is a four-bedroom property and the West Sussex County Council Parking Standards Guidance (2020) requires that 3 parking spaces should be provided. Whilst the proposal would result in the loss of the garage, the retained driveway is of sufficient size to accommodate approximately three vehicles. It is therefore considered that, in this instance, the proposal would be acceptable in terms of highways impact.

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

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 amended proposal is considered to be appropriate in terms of design and appearance and would not result in harm to the character and appearance of the dwelling or its setting. The proposal would accord with Policies DP21, DP26 and DP41 of the District Plan, and the Mid Sussex Design Guide principles.

Consequently, this application is recommended for approval.

Decision: Permission

Case Officer: Catherine Cardin