

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1290	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Proposed single storey extension to the rear of the property		
Site:	River Lodge, Scaynes Hill Road, Lindfield, Haywards Heath, West Sussex, RH16 2QQ, ,		
Validation Date	17 Jul 2025	Overall Expiry Date:	13 Aug 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	5 Sep 2025
Target Date:	11 Sep 2025	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>Steven King</i>	Date:	5 Sep 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1290

**River Lodge, Scaynes Hill Road, Lindfield, Haywards Heath, West Sussex, RH16 2QQ,
Proposed single storey extension to the rear of the property
Mr Neel Mehta**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

MSDC Flood risk and drainage

No objection.

PARISH COUNCIL OBSERVATIONS

LRPC have no comment on this consultation.

INTRODUCTION

Planning permission is sought for a single storey rear extension.

RELEVANT PLANNING HISTORY

13/03023/FUL- Proposed 4 bed detached property with detached garage. Flood Risk Assessment received 20/2/14 and Tree Report received 6/3/14. Permission.

DM/16/3904- Proposed 4 bed detached property with detached garage including access. Permission.

DM/20/0272- Extension at rear to form orangery. Permission.

SITE AND SURROUNDINGS

River Lodge is a detached two storey dwelling. The dwellinghouse has a pitched roof with gable projections and is clad in blue cedar cladding with slate roof tiles and white upvc windows. To the southern side of the dwelling is a detached double garage with a room above and to the rear of the dwelling is an area of raise decking.

The application property is located within the built up area boundary of Lindfield. The locality is characterised by loose knit sporadic development with large areas of open fields. The residential properties within the area follow the highway in ribbon development. The application property is accessed from the southern side of Scaynes Hill Road by a gated entrance and driveway with the dwellinghouse located to the rear of a line of neighbouring properties which face the highway. To the southern side of the application property is a modern development which is within the built-up area of Lindfield.

APPLICATION DETAILS

The application seeks to construct a single storey rear extension. This would measure some 5.3 metres in width and some 3.6 metres in depth. This would have a hipped roof with a height to the ridge of some 3.2 metres and a height to the eaves of some 2.4 metres. Plans show that the extension would have a steel standing seam roof, with a proprietary lantern. The extension would be finished in light grey standing seam steel sheeting and light grey aluminium windows. The proposal seeks to install sliding doors on the rear (southeast) elevation). It is proposed to use this as a garden room.

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

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 made in 2016.

There are no relevant policies for consideration in relation to this proposal.

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 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:

DPS2 - Sustainable Design and Construction

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
- 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:

- 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.'*

The proposed extension is considered to be of a design, size and scale which is in proportion and appropriate to the character of the dwelling. The extension would not be visible from public view points due to the position of the dwelling and would be located to the rear. It is therefore considered that the proposed extension would not have a detrimental impact on the character of the property or the locality.

Neighbouring amenities

Policy DP26 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);'

The proposed extension would be visible from the ends of some of the properties which face onto Scaynes Hill Road, however this extension would be some 40 metres from these neighbouring dwellings. It is therefore considered that although this extension may be visible from these neighbours it would not cause harm to their amenities.

To the western side is No. 80 Langmore Lane. This neighbouring dwelling would be some 25 metres from the proposed extension with a 2 metre close boarded fence in between. The existing detached garage and dwellinghouse of the property would also obscure the view of the proposed extension. It is therefore considered that the proposed extension would not be highly visible from this neighbouring property and would not cause harm to their amenities.

Flood risk and drainage

Policy DP41 of the MSDC District Plan 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 property is within flood zone 3 and is at risk of surface water flooding. MSDC Drainage have been consulted on the application and consider that the proposed development is outside of the extent of Flood Zone 3b and would be classified as a 'minor extension', being less than 250 square metres. Subject to the development's floor levels being set as per the flood risk assessment they have no objection to the proposal.

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 considered to be appropriate in terms of design, size and scale to the dwellinghouse and locality, would not cause harm the amenities of neighbouring properties and is considered acceptable in terms of drainage and flood risk. Therefore, the proposal complies with Mid Sussex District Plan policies DP26 and DP41, and the relevant provisions of the NPPF. The application is therefore recommended for approval.

Decision: Permission

Case Officer: Catherine Cardin