

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/3089	Case Officer:	Rachel Richardson
Application Type:	Householder Application		
Proposal:	Proposed dormer extension with juliette balcony, detached single storey garden building, relocation of plant room, external alterations to the existing dwelling and retrospective planning for a link extension		
Site:	The Coach House, Hooklands, Lewes Road, Scaynes Hill, Haywards Heath, West Sussex, RH17 7NG,		
Validation Date	3 Feb 2026	Overall Expiry Date:	26 Feb 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	31 Mar 2026
Target Date:	31 Mar 2026	Recommending Officer Signature:	Rachel Richardson

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	1 Apr 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/3089

The Coach House, Hooklands, Lewes Road, Scaynes Hill, Haywards Heath, West Sussex, RH17 7NG

Proposed dormer extension with juliette balcony, detached single storey garden building, relocation of plant room, external alterations to the existing dwelling and retrospective planning for a link extension

Mr And Mrs Thickett

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Tree comments: No objection but please do condition adherence to the AIA, AMS and TPP.

TOWN/PARISH COUNCIL OBSERVATIONS

Lindfield Rural Parish Council: No comment.

INTRODUCTION

Permission is sought;

- o To retain linked extension built not as per permission reference 09/03717/FUL
- o First floor flat roofed extension over linked extension
- o Garden building

RELEVANT PLANNING HISTORY

09/03717/FU - Single storey extension to link the garage to the house, a covered car parking area, an entrance porch to the front and the garage is to be converted into living accommodation. Permission granted 09.02.2010

SITE AND SURROUNDINGS

The application property (The Coach House) is a large detached dwelling adjacent to Hooklands Farm which is located down a long private road off Lewes Road in Scaynes Hill.

It benefits from a substantial sized garden situated to the south and is surrounded by open countryside. Levels fall away in a southerly direction from the north with the garden being at a lower level compared to the house.

APPLICATION DETAILS

The Design and Access Statement submitted with the application states that:

'In 2010 permission was granted for a link extension between the existing house and a converted garage under application REF: 09/03717/FUL.

The extension has been built approximately 2.3m wider (7.9 sqm metres larger) and 0.7m taller than previously permitted, and this application seeks to gain retrospective approval for these changes.'

The application also proposes to construct a first-floor, flat roofed extension over the roof of the previously converted garage (kitchen). This would measure approximately 5.7m above ground level.

The proposed roof extension would be clad in dark grey RAL 7016 architectural standing seam cladding system. It is also proposed to clad the adjacent roofs of the former garage and previously erected link extension in the same materials.

A single storey flat roofed garden building is proposed to the south and rear of the house and alongside the western garden boundary. It will comprise a home office, shower room/sauna for use with the existing outdoor pool and the existing pool plant room. The proposed building measures 10.3 long by 3.8m deep. The building will be set in on its southwestern corner by 0.6m to accommodate the relocated pool plant room. External materials will match with the proposed roof extension.

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 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:

DP12: Protection and Enhancement of Countryside

DP26: Design and Character

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 & Lindfield Rural Neighbourhood Plan 2014 - 2031 made on 23 March 2016.

Relevant policies:

None.

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:

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

The main issues for consideration are design and impact on character and appearance of the property and its rural surroundings.

Policy DP26 states in part that:

'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 DP29).'

Policy DP12 states in part that development will be permitted in the countryside;

'provided it maintains or where possible enhances the quality of the rural and landscape character'

Principle DG49: General Principles for extensions states in part 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.

Extensions should typically use simple, uncomplicated building forms to complement and coordinate with the scale, form and massing of the original dwelling.

There are two general approaches to extending a property:

- Designing in the style of the existing building by closely matching its facing materials, architectural features, window sizes and proportions; and*
- Designing in a contemporary style that takes its cues from key aspects of the existing building that might include its underlying form and proportions, facing materials, window design and other specific architectural features. The success of this approach is particularly reliant on high quality facing materials and finishes, and this will normally need to be demonstrated through detailed elevations and section drawings.*

Both approaches can create successful, well-designed extensions that can be mutually beneficial to both the house and the wider area.'

The increase in roof height over the already approved extension is considered to meet policy requirements and appears subservient to the main two storey house. Its ridge height is below the eaves of the main house. The proposed flat roofed extension over the former garage is slightly higher than the roof of the linked extension. However, on approaching the principle elevation and frontage of the main house it would remain subservient in character. It has a contemporary design which does not compete with the existing dwelling but would respect and integrate with it in terms of its external (dark grey cladding which match existing fenestration) materials.

Windows are proposed on the southern elevation at first floor level, however the property is set within a substantial plot and there are no other properties within a close enough distance to be significantly harmed by overlooking and loss of privacy.

The proposed garden building in terms of its scale and appearance would be subordinate to the main house and appear as an ancillary building.

Given the above, it is considered that the proposed development is acceptable and respects the character and appearance of the property and its rural surroundings. It is therefore in accordance with relevant policies.

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

It is recommended that permission be granted and the proposed development is compliant with relevant policies as set out in the report above.

Decision: Permission

Case Officer: Rachel Richardson