

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1019	Case Officer:	Stefan Galyas
Application Type:	Householder Application		
Proposal:	Proposed two storey side extension and grey composite cladding to the first floor, pitched roof. Single storey rear extension, new front porch extension. All new windows and windows replacing existing will be grey UPVC flush casement windows. High level slot windows with obscure glazing to ground floor side wall of new side extension.		
Site:	49 William Allen Lane, Lindfield, Haywards Heath, West Sussex, RH16 2SE, , ,		
Validation Date	17 Apr 2025	Overall Expiry Date:	14 May 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	6 Jun 2025
Target Date:	12 Jun 2025	Recommending Officer Signature:	<i>Stefan Galyas</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	9 Jun 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1019

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obscure glazing to ground floor side wall of new side extension.
Ben And Sarah Wood

SUMMARY OF REPRESENTATIONS

There were no letters of representation received in response to the current proposal.

SUMMARY OF CONSULTEES

Southern Water: No objection.

Flood Risk and Drainage: *We have no objection to the proposed development on flood risk and drainage grounds. As an advisory, we would suggest the Applicant considers the resistance and resilience measures suggested within the EA advice and implements any they deem appropriate, due to the increased flood risk in the vicinity of this as a residential site (which are classified as 'more vulnerable').*

Drainage features can be managed via building regulations and building control as necessary.

TOWN/PARISH COUNCIL OBSERVATIONS

No comment received.

INTRODUCTION

The application seeks planning permission for the demolition of the semi-detached single storey garage and for the development of a two-storey side extension, a single storey rear extension, a front porch extension, the replacement of the existing windows and for composite cladding at first floor level to the front gable.

RELEVANT PLANNING HISTORY

There is no recent planning history relating to the site.

SITE AND SURROUNDINGS

The application relates to 49 William Allen Lane, a two-storey detached dwelling with a cross pitched roof. The property is set to the western side of the road and is set back from the pavement edge by a front garden and paved driveway. A low brick boundary wall acts as the front boundary treatment and the site slopes downwards from the roadside moving west. There is ample garden amenity space located to the rear of the dwelling with mature trees and foliage to the rear boundary. The existing dwelling is composed of external brickwork walls, a tiled roof and uPVC windows and doors.

With regard to the streetscene, there are several other two storey detached dwellings with a grass verge running parallel to the roadside throughout. Some dwellings appear to have previously been extended and modified externally over time.

The site is within the built-up area for Haywards Heath and Lindfield as defined in the District Plan (DP).

APPLICATION DETAILS

The proposal would develop a two storey side extension which would measure at approximately 8.1m in length, 2.2m wide, have an eaves height of 5m and a ridge height measuring at 7.5m high. The side extension would be constructed of brickwork at ground floor level, grey composite cladding at first floor level and a tiled roof and uPVC casement windows.

With regard to the proposed single storey rear extension which would partially extend beyond the rear of the proposed side extension, this would measure at circa 3.2m in length, 6.8m wide and 2.7m high. The single storey rear extension would use brickwork walls, a single ply flat roof membrane, a roof lantern and uPVC casement windows.

The proposed front porch would measure at around 1.9m in length, 2m wide, have an eaves height of 2.3m and a ridge height measuring at 3.2m high. The front porch would be constructed of matching brickwork external walls, a pitched roof with matching roof tiles and uPVC casement windows.

The existing windows throughout the property would be replaced by uPVC casement windows and the existing front gable would be re-clad in grey composite cladding. To the side (south-western) elevation, some new high level obscure glazed windows would also be added. The existing semi-detached single storey garage would be demolished to accommodate space for the proposed side and rear 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 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

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)

There are no relevant policies.

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)

The National Planning Policy Framework (NPPF) 2024 is a material consideration. Paragraphs 2, 8, 11, 39, 48, 115-117, 131, 135 & 139 are relevant.

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
- Highways Impact
- Biodiversity Net Gain

Design and Character

Policy 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:

- 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 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'*

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.'

Additionally, Principle DG50 as set out within the Design Guide, relates to front extensions:
'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.'

Principle DG50 of the Mid Sussex Design Guide elaborates further on what constitutes 'good design' in relation to side extensions:

'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.'

In terms of rear extensions, principle DG51 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'

There are a number of estate style dwellings, typically of brick built exteriors within the sites locality. It is noted that there is some existing visual variance amongst the street scene, with properties having been extended in varying formats previously. It is noted that the application site sits at a lower topographical level than the roadside and views towards the principal elevation are somewhat reduced as a result of this.

The proposal would demolish the existing single storey, semi-detached outbuilding which features a single ply flat roof membrane. It is considered that this existing outbuilding is of limited architectural merit and therefore its demolition is not considered to be contentious.

A new two storey side extension would be developed as part of the development proposal which would match the ridge height and eaves of the existing dwelling. Whilst this would not necessarily appear subservient towards the existing, the use of matching brickwork, roof tiles and integrating grey composite cladding at first floor level with the front gable would help the proposal assimilate. The side extension would close an existing gap between No.49 and 51 to the south-west, however this view is not considered to be of significant importance of the wider landscape.

The proposed front porch would utilise a pitched roof design and it is considered that this feature would help establish the doorway as the main point of entrance to the dwelling. The porch would be of a limited size and scale with a limited footprint. Accordingly, the proposed porch is considered to result in an acceptable impact towards the character and appearance of the area.

To the rear of the property, a single storey flat roofed extension would be developed which would feature an extensive amount of glazing throughout. The proposed rear extension is considered to be set within a visually discrete position with regard to the public domain and would appear clearly subservient towards the host dwelling by virtue of its limited size and scale.

The proposal is therefore considered to comply with Policy DP26 of the District Plan, 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);'

Principle DG47 of the Mid Sussex Design Guide SPD relates to neighbouring amenities in terms of light and states:

'All dwellings should benefit from daylight and sunlight levels that conform to BRE (Better Regulation Executive) standards.'

To the proposed side (south-western) elevation, there would be three new side windows which would face out towards the adjacent neighbouring property at No.51. These windows would serve a utility as well as a dining room but would be set at a high level. Furthermore, submitted floor plans and elevations show these windows as being finished in obscure glazing. As such, it is not considered that the proposed side windows would give rise to a significant overlooking impact. A condition ensuring these windows remain obscure glazed is considered relevant and necessary in the instance that permission is granted.

The other side (north-eastern) elevation to the proposed single storey extension, there would be translucent bi-fold opening door which would face towards No.47. It is considered that the existing boundary fencing would largely obscure views from the proposed window opening and would not result in overlooking.

The proposed two storey extension would be slightly offset from the shared boundary with No.51 to the south-west and would be of a considerable size and scale. It is noted that there are no existing side (north-eastern) elevation windows at the neighbouring property which would face out back towards the two-storey side extension. Accordingly, the proposal is considered to have an acceptable impact in terms of it not being overbearing.

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

Highways Impact

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.

The proposed development would demolish the existing semi-detached garage on site in order to accommodate space for the proposed single storey rear extension. As such, the site would lose an off-road parking space. A three-bedroom property would be required to demonstrate two off road parking spaces in accordance with the West Sussex County Council Parking Standards. It is considered that the existing front driveway has sufficient space to accommodate two parking spaces, measuring at circa 12m in length.

It is therefore considered that the proposal would result in an acceptable impact with regard to highways and accords with Policy DP21 of the District plan.

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 and will not harm neighbouring amenities.

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

Decision: Permission

Case Officer: Stefan Galyas