

Delegated Decision

Sign off Sheet

Ref. No:	DM/24/3031	Case Officer:	Anna Tidey
Application Type:	Householder Application		
Proposal:	Proposed first floor rear extension above existing ground floor extension and roof alterations and porch.		
Site:	St Osyth, 45 Hickmans Lane, Lindfield, Haywards Heath, West Sussex, RH16 2BZ, ,		
Validation Date	16 Dec 2024	Overall Expiry Date:	2 Apr 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	9 Apr 2025
Target Date:	10 Feb 2025	Recommending Officer Signature:	Anna Tidey

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	10 Apr 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/24/3031

**St Osyth, 45 Hickmans Lane, Lindfield, Haywards Heath, West Sussex, RH16 2BZ,
Proposed first floor rear extension above existing ground floor extension and roof alterations
and porch.**

Mr S Walker

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Flood Risk and Drainage: We have no objection to the proposal. Drainage features can be managed via building regulations and building control as necessary.

As an advisory, we would suggest the Applicant considers the resistance and resilience measures suggested within the Environment Agency advice and implements any they deem appropriate due to the increased flood risk in the vicinity of this as a residential site (classified as 'more vulnerable').

Naturespace: The proposed development is not considered to be relevant to the District Licensing Scheme in this case and we consider there would be no likely impact on Great Crested Newts or their habitats. I therefore have no comments.

PARISH COUNCIL OBSERVATIONS

Lindfield Parish Council: No objection to this application.

INTRODUCTION

This application seeks planning permission for works to extend the house to add a rear first floor extension over an existing ground floor extension, associated roof alterations and the addition of a front porch at a detached house known as 'St Osyth' at No 45 Hickmans Lane in Lindfield.

RELEVANT PLANNING HISTORY

None found.

SITE AND SURROUNDINGS

The residential house at No 45 Hickmans Lane is a 4 bed detached house, located on an established residential close of similar sized detached dwellings, which runs parallel to Hickmans Lane in the Built up Area boundary of Lindfield.

The house has been previously extended at the rear with attached single and two storey additions. The two storey addition has a crown roof, with a central flat roof. The single storey extension has a flat roof. The house benefits from an integral single garage, over which a catslide roofline extends from the main symmetrical hipped roof.

To the front of the garage there is a 8.5m long (approx.) driveway providing off road parking space for two cars. The open plan frontage is laid to lawn.

The road at the front of the houses on the cul de sac falls within a 1 in 30 year Surface Water Flooding area. Part of the rear garden at No 45 falls within a 1 in 1000 year Surface Water Flooding area.

The site falls half within a green and half within an Amber Impact Risk Zone for Great Crested Newts.

APPLICATION DETAILS

This application seeks planning permission for a proposed first floor extension over the rear single storey addition, the addition of a new twin hipped roofline, with a valley gutter, extending to meet with the existing side catslide roof and the addition of a new single storey front porch to enlarge the front door entrance.

As originally submitted the plans showed proposed alterations to the appearance of the front and rear elevations of the house, to include the addition of large paned, plain glazed windows, a modern glazed porch, with a gabled roofline, new front gabled roof features and two rear first floor Juliette balconies, with associated full height glazed French doors.

Associated with the proposed additions are alterations to the internal ground floor layout to create a new open plan kitchen/dining/living room at the rear of the property, with a 6m wide set of glazed bifold doors, to replace existing ground floor windows and French doors, to provide an enlarged opening to serve the rear patio and garden. The plans also show an enlarged utility room and the ground floor toilet relocated. This will allow the front entrance hallway to be enlarged, whilst maintaining a front snug room and a separate ground floor office.

At first floor level the extension will allow the enlargement and rearrangement of the four bedrooms, two of which will have ensuite shower rooms and new wardrobes and the provision of a new shared family bathroom.

During the course of determining the application Amended Plans have been received to:

- Alter the design of the front porch, to add a glazed hipped roof, with triple glazed glass to light the inner hallway. The front door in the porch will have Georgian paned side windows to match the original fenestration.
- Retain the existing Georgian style windows on the front elevation of the house and to remove two originally proposed front roof gabled additions.
- On the rear elevation -To retain the existing bedroom window and to relocate a single pair of French doors (with a Juliette balcony) into the first floor extension to serve the new bedroom. To tile hang across the rear elevation at the first floor level, with a short return on the south western elevation.
- In the north eastern facing elevation of the enlarged catslide roof -to raise the position of a proposed new rooflight serving the family bathroom to a position approx. 1.7m above floor level and to provide a new rooflight in the rear ensuite (to be obscure glazed and fixed shut to 1.7m above the finished floor level).

The existing integral single garage is shown to be retained, served by the existing driveway.

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, the Lindfield and Lindfield Rural Neighbourhood Plan and Site Allocations DPD.

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
DP38 Biodiversity
DP41 Flood Risk and Drainage

Site Allocations Development Plan Document

The SADPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

There are no policies deemed relevant to this application.

Neighbourhood Plan

Lindfield and Lindfield Rural Neighbourhood Plan -made 15 December 2016.

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 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
DPS6 Health and Wellbeing
DPN2 Biodiversity, Geodiversity and Nature Recovery
DPB1 Character and Design
DPT4 Parking and EV 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.

West Sussex County Council Guidance on Parking at New Developments - September 2020

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
- Impact on residential amenities
- Parking provision
- Flooding and Drainage
- Biodiversity
- BNG

Design

Policy DP26 of the District Plan seeks to promote well located and designed development, to protect valued characteristics of the built environment for their historical and visual qualities and support sustainable communities and create accessible environments. The wording of Policy DP26 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;*
- * protects valued townscapes and the separate identity and character of towns and villages;*
- * 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);*
- * creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- * incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- * positively addresses sustainability considerations in the layout and the building design;*
- * 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;*
- * optimises the potential of the site to accommodate development.'*

As the site is located in the built up area of Lindfield the development plan in this part of Mid Sussex consists of the District Plan and the Lindfield and Lindfield Rural Neighbourhood Plan. There are no relevant policies in the Neighbourhood Plan.

Also relevant in the determination of the application is the design guidance contained in the Mid Sussex Design Guide, which seeks good design in house alterations and extensions. Principle DG49 states:

'Extensions should respond to the design of the original dwelling and applicant 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 allow 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. 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.

Extensions should not result in a significant loss to the private amenity area of the 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. All extensions and alterations should consider their impact on neighbouring properties (refer to Chapter 8 on residential amenity).'

Design Guide Principle DG50 refers to Front and Side extensions and 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.

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. Where front extensions are considered acceptable, they should normally be limited to a modest single storey or porch-type extension that reflect the character of the existing property.

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'.

Design Guide Principle DG51 refers 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 proposed first floor extension and roof alterations will be constructed over existing flat roofed additions, which do not enhance the appearance of the back of the house. The bulk of the new first floor will not extend beyond the existing footprint of the house.

The adjacent house at No 43 Hickmans Lane is set back and at a slight angle to No 45. As a result the south western facing side wall of No 45 is visible in public vantage points from the turning head at the end of the cul de sac. It is considered that the public views of the house will not be harmed as a result of the rear extension and added hipped roofline. The amended alterations and the revised porch addition on the front elevation will maintain and enhance the appearance of the house in the street scene.

The overall design and form of the proposed additions are considered acceptable and will complement the style of the original house. As the bulk of the additions are located to the rear of the property they will not harmfully affect the overall character and appearance of the area or public views from the street.

Consequently the appearance of the proposed works are considered to accord with Policy DP26 and with the relevant Design Guide principles.

Impact on residential amenities

District Plan Policy DP26 requires 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.'*

In addition Principle DG45 in the Design Guide refers to the need to consider privacy of existing and future residents and it is noted that privacy may be affected by the relationship of buildings to each other.

The immediate neighbouring properties to the site are No 43 Hickmans Lane, to the south west, and 47 Hickmans Lane to the north east.

No 43 Hickmans Lane is set back relative to No 45. There are two ground floor windows and one first floor window located in the side elevation of that house which face towards a solid boundary fence at ground floor and over the rear garden, beyond the back wall of the property and the patio at No 45. It is considered that the proposed rear first floor addition will not harm the amenities enjoyed by the neighbours. As such the proposed extensions will not cause significant harm to the amenities of the residents living at No 43 Hickmans Lane.

The neighbouring detached house at No 47 Hickmans Lane is sited on a similar building line to No 45. That property has a blank brick side wall and no immediate overlooking windows.

The proposed positioning, obscured glazing and non opening form of the proposed new rooflights in the extended north east facing catslide roof will prevent any potential overlooking and privacy for the neighbours living at No 47. It is considered that the proposed extensions will not have a significant impact on the outlook or the amenity for the occupiers of No 47 Hickmans Lane.

Given the detail of the proposal and the relationship with the neighbouring properties, it is deemed that no significant harm will be caused by the proposed development to the privacy, outlook, daylight and sunlight of the immediate residents.

The proposal accords with the requirements of the more up to date Policy DP26 of the District Plan and the relevant principles of the Design Guide.

Parking provision

With regards to parking provision the proposal will not increase the number of bedrooms in the house. The existing frontage parking arrangements will remain unchanged. The garage will remain unaltered and the existing front driveway will be retained to provide off road parking space.

The proposal will therefore accord with District Plan Policy DP21.

Flooding and Drainage

The site lies within a 1 in 1000 year Surface Water Flooding area. The application has been supported by the submission of a Flood Risk Assessment. The Flood Risk Assessment provided meets with the minimum requirements of the Environment Agency (EA) standing advice for minor extensions.

An Informative is recommended to make the applicants aware of relevant flood protection advice.

Biodiversity

The site falls partly within an Amber Impact Risk Zone for Great Crested Newts. The relevant District Plan Policy with regards to biodiversity and its protection is DP38. This states:

'Biodiversity will be protected and enhanced by ensuring development:

o Contributes and takes opportunities to improve, enhance, manage and restore biodiversity and green infrastructure, so that there is a net gain in biodiversity, including through creating new designated sites and locally relevant habitats, and incorporating biodiversity features within developments; and

o Protects existing biodiversity, so that there is no net loss of biodiversity. Appropriate measures should be taken to avoid and reduce disturbance to sensitive habitats and species. Unavoidable damage to biodiversity must be offset through ecological enhancements and mitigation measures (or compensation measures in exceptional circumstances); and

o Minimises habitat and species fragmentation and maximises opportunities to enhance and restore ecological corridors to connect natural habitats and increase coherence and resilience; and

o Promotes the restoration, management and expansion of priority habitats in the District; and

o Avoids damage to, protects and enhances the special characteristics of internationally designated Special Protection Areas, Special Areas of Conservation; nationally designated Sites of Special Scientific Interest, Areas of Outstanding Natural Beauty; and locally designated Sites of Nature Conservation Importance, Local Nature Reserves and Ancient Woodland or to other areas identified as being of nature conservation or geological interest, including wildlife corridors, aged or veteran trees, Biodiversity Opportunity Areas, and Nature Improvement Areas.

Designated sites will be given protection and appropriate weight according to their importance and the contribution they make to wider ecological networks.

Valued soils will be protected and enhanced, including the best and most versatile agricultural land, and development should not contribute to unacceptable levels of soil pollution.

Geodiversity will be protected by ensuring development prevents harm to geological conservation interests, and where possible, enhances such interests. Geological conservation interests include Regionally Important Geological and Geomorphological Sites.'

The Newt Officer has been consulted on this application and considers there would be no likely impact on Great Crested Newts or their habitats. The proposal is therefore considered to accord with the aims of District Plan Policy DP38.

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

The proposed extensions and related alterations will impact the front, rear and side elevations of the property. It is considered that the form, scale and position of the amended additions will not adversely affect the character and appearance of the property within the street scene of Hickmans Lane.

It is considered that the new additions and related internal and external alterations will not cause significant harm to the neighbouring amenities. The proposal accords with the aims of District Plan Policy DP26 and the relevant principles of the Design Guide.

The house will retain four bedrooms and the on site parking provision will not change. The proposal will therefore accord with District Plan Policy DP21.

Consequently this application is recommended for approval.

Decision: Permission

Case Officer: Anna Tidey