

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1497	Case Officer:	Andrew Horrell
Application Type:	Householder Application		
Proposal:	Proposed single storey Infill front extension and new side open pitched garage		
Site:	Woodfield, 32 West Common, Lindfield, Haywards Heath, West Sussex, RH16 2AH, ,		
Validation Date	19 Jun 2026	Overall Expiry Date:	15 Jul 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	7 Aug 2026
Target Date:	14 Aug 2026	Recommending Officer Signature:	Andrew Horrell

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	9 Aug 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1497

**Woodfield, 32 West Common, Lindfield, Haywards Heath, West Sussex, RH16 2AH,
Proposed single storey Infill front extension and new side open pitched garage
Mr Brett Wharton**

SUMMARY OF REPRESENTATIONS

None received

CONSULTEE COMMENTS

Flood Risk and Drainage: Following a review of the submitted information, we have no objection on surface water grounds. Due to the site, size, location, and type of development we would recommend the approval of the application.

PARISH COUNCIL OBSERVATIONS

Lindfield Parish Council has no objection to the application.

INTRODUCTION

Planning permission is sought for a single storey Infill front extension and new side open pitched garage.

RELEVANT PLANNING HISTORY

DM/17/0136 - Side extension to an existing detached dwelling and alteration to windows to the rear facade of the dwelling. Approved

SITE AND SURROUNDINGS

Woodfield, 32 West Common is a two storey hipped roofed detached dwelling. The walls are a mix of face brickwork and hanging tiles, painted render and timber cladding as well as metal windows and timber doors.

To the south-west of the site is the set back No.30, to the north-east of the site is the adjacent No.34, to the north-west is the driveway to the highway beyond and to the south-east is the rear garden with woodland beyond.

The site is within the built-up area of Lindfield.

APPLICATION DETAILS

The proposed infill front/side extension measures some 2.8m in depth, 3.2m in width with a height to eaves of 2.6m and an overall height of 3.6m. This serves a utility room.

The proposed new side open pitched garage measures some 6.4m in depth, 5m in width with a height to eaves of 2.3m and an overall height of 4.6m.

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
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.

Lindfield and Lindfield Rural Neighbourhood Plan

The Lindfield and Lindfield Rural Neighbourhood Plan was formally made on 23 March 2016.
There are no relevant policies.

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 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:

DPS4 - Flood Risk and Drainage
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 8, 11, 131 and 135.

Design and Character

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:

- 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;*
- 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'*

The Mid Sussex Design Guide is also considered to be relevant and principle DG49 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'.

Principle DG50 of the Mid Sussex Design Guide SPD relates specifically to side extensions states the following:

'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'

The infill side extension is a modest enlargement to the existing dwelling, whilst it will be highly visible it is subservient to the existing dwelling and would be characterised by sympathetic materials.

The open garage/car port would be attached to the existing dwelling, it would a subservient addition and would use sympathetic materials.

Therefore, the proposal complies with DP26 of the Mid Sussex District Plan, principles DG49 and DG50 of the Mid Sussex Design Guide SPD and the relevant paragraphs of the NPPF.

Parking Provision

The additional garage/car port proposed would use the existing driveway access as the current dwelling. There is parking on the driveway for more than three cars.

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

Neighbouring Amenities

In terms of impact on neighbouring amenities, Policy DP26 of the District Plan states that it must be demonstrated that any 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.

Given the nature of the proposals, overlooking, privacy and outlook are not deemed to be significantly harmed. Therefore, the proposal in terms of neighbouring amenities complies with policy DP26 of the Mid Sussex District Plan.

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.

Para 170 of the NPPF relates to planning and flood risk and states:

'Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.'

The Council's Drainage Officer has confirmed that based on the information that has been submitted they raise no objection on drainage or flood risk grounds. The proposal, is therefore considered to comply with Policy DP41 of the Mid Sussex 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

The proposal is considered acceptable for this property and in this location. The extension and attached garage/car port are of a suitable scale and design to the existing property and would maintain the character of the area. The proposal will not cause significant harm to neighbouring amenities, with sufficient parking provision being provided and no increase to flood risk being caused.

Therefore, the proposal will comply with policies DP21, DP26 and DP41 of the Mid Sussex District Plan, the Mid Sussex Design Guide and the requirements of the NPPF.

Decision: Permission

Case Officer: Andrew Horrell