

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1949	Case Officer:	Susan Dubberley
Application Type:	Householder Application		
Proposal:	Extension and remodelling of existing house to include first floor extension above existing ground floor, two storey bay window, new oak framed entrance and side canopies. Existing conservatory demolished and rear balcony removed.		
Site:	Awbrook House, Lewes Road, Scaynes Hill, Haywards Heath, West Sussex, RH17 7TB, ,		
Validation Date	6 Aug 2026	Overall Expiry Date:	31 Aug 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	30 Sep 2026
Target Date:	1 Oct 2026	Recommending Officer Signature:	<i>Susan Dubberley</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	30 Sep 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1949

**Awbrook House, Lewes Road, Scaynes Hill, Haywards Heath, West Sussex, RH17 7TB,
Extension and remodelling of existing house to include first floor extension above existing
ground floor, two storey bay window, new oak framed entrance and side canopies. Existing
conservatory demolished and rear balcony removed.**

Mr J And Dr S Altendorff

LETTERS OF REPRESENTATION

None received

SUMMARY OF CONSULTEES

None

Parish Council

LRPC have no comment on this consultation.

INTRODUCTION

Planning permission is sought for the extension and remodelling of existing house to include first floor extension above existing ground floor, two storey bay window, new oak framed entrance and side canopies. Existing conservatory demolished and rear balcony removed.

RELEVANT PLANNING HISTORY

None relevant

SITE AND SURROUNDINGS

The application property is a detached two storey and part single storey dwelling located off Lewes Road, Haywards Heath and accessed via a driveway. The existing materials used on the dwelling are traditional Sussex style in stock brick, clay tile hanging, plain clay roof tile and windows of composite timber with aluminium facing. There is a uPVC conservatory on the front elevation. The property is set in substantial ground of some 9.3 acres, with several outbuildings in the grounds.

The property is surrounded by open countryside, although the access drive is shared with a detached residential property which also has an osteopath clinic on the site and is located near the entrance to the site, with a field belonging to the house adjoining the northeastern boundary of the site.

The site is located in the countryside as defined by the District Plan

APPLICATION DETAILS

The proposal is for the extension and remodelling of existing house to include a first floor extension above the existing single storey element of the dwelling and includes a two storey bay window, new oak framed entrance and side canopies. The existing Upvc conservatory on the front of the property would be demolished and the existing rear balcony removed.

The plans show that ridges of new roofs to the first floor would be some 1m lower than the main house roof, with a 1.5 storey linking section with dormers between the existing house and the 2 storey element. A two storey feature gable and bay window is proposed at the rear replacing a flat roofed ground floor element with balcony above.

The plans show the roof tiles and facing brickwork would match the existing dwelling with the proposals as would the new windows and doors.

LEGAL FRAMEWORK AND LIST OF POLICIES

Mid Sussex District Plan

The District Plan was adopted at Full Council on 28th March 2018.

Relevant policies:

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.

Lindfield Neighbourhood Plan

The Lindfield Neighbourhood Plan was made in March 2016.

None relevant

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 is currently at Examination with initial hearings held in February/March 2026. The Council has consulted on Main Modifications which are required to ensure the plan is legally compliant and sound with further Hearings taking place in November 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:

DPB1: Character and Design

Mid Sussex Design Guide 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) (August 2026)

The National Planning Policy Framework (NPPF) 2026 is a material consideration.

ASSESSMENT

As such the main issues are design and impact on adjoining properties

Design and Character

Policy DP26 of the District Plan relates to character and design. However, policy DP26 is considered to have very limited weight as it is materially inconsistent with the NPPF, and greater weight should be given to policy DP3 of the NPPF.

Policy DP3 of the NPPF sets out the key principles for well-designed places. This sets out in part that proposals should respond to their context, so that they integrate with and enhance their surroundings; such as through the use of materials and architectural features.

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.'

It is considered that the design approach is sympathetic to the character, appearance and scale of the host property and the surrounding area. The extension will not result in an increase to the overall footprint of the dwelling as it will be constructed above the existing single storey side element. The roof form of the extension has been designed to be some 1m lower in height and hipped such that it will appear subordinate to the main dwelling. The plans show that the materials proposed will match those of the existing dwelling and this can be secured by a suitably worded condition.

Therefore, the proposals are considered acceptable and of an appropriate design, size and scale that are in-keeping with the host dwelling and would not have a significant impact on the countryside setting in general.

Therefore, the proposal complies with policy DP26 of the Mid Sussex District Plan, the Mid Sussex Design Guide SPD and policy DP3 of the NPPF.

Neighbouring Amenities

Policy DP26 in part seeks to ensure that new development does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings. As already identified, this policy is considered to be materially inconsistent with the NPPF and greater weight should be given to the relevant policies in the NPPF.

Policy L2(dii) of the NPPF, requires proposals to have *'acceptable living standards for residents and neighbours in terms of access to daylight, sunlight, privacy and external amenity space'*.

As set out above the dwelling is sited in substantial grounds such that the nearest residential property is over 165m away and there are therefore no concerns regarding overlooking, loss of privacy, loss of daylight and sunlight, noise, air and light pollution and a loss of outlook.

Given the above, it is not considered that the proposal will give rise to any significant concerns in regard to impact on residential amenity. Accordingly, the proposal is considered to comply with the provisions of policy L2 of the NPPF and policy DP26 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.

CONCLUSION

In conclusion, the proposals are considered to comply with policy DP26 of the Mid Sussex District Plan, the Mid Sussex Design Guide SPD and policies DP3 and L2 of the NPPF. The application is therefore recommended for approval.

Decision: Permission

Case Officer: Susan Dubberley

