

Delegated Decision

Sign off Sheet

Ref. No:	DM/24/2693	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Single storey shed extension.		
Site:	Rosmond Cottage, West View, Lindfield, Haywards Heath, West Sussex, RH16 2LL, ,		
Validation Date	31 Jan 2025	Overall Expiry Date:	7 Mar 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	14 Mar 2025
Target Date:	28 Mar 2025	Recommending Officer Signature:	<i>Catherine Cardin</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
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Signed and Agreed By:	<i>Steven King</i>	Date:	14 Mar 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/24/2693

**Rosmond Cottage, West View, Lindfield, Haywards Heath, West Sussex, RH16 2LL,
Single storey shed extension.
Mr Anthony Houlihan**

SUMMARY OF REPRESENTATIONS

One representation was received that, in summary, supported the proposal and the use of the land.

PARISH COUNCIL OBSERVATIONS

Lindfield Parish Council has no objection to this application.

INTRODUCTION

Planning permission is sought for a single storey extension to a shed.

RELEVANT PLANNING HISTORY

CU/368/80- Alterations, improvements and extensions to form garage with bedroom over. Permission.
LF/014/90- Proposed extension to kitchen. Permission.
LF/042/96- Single storey rear extension with attached conservatory. Permission.
04/02782/FUL- Retrospective permission for Lych Gate to existing gateway in front hedge. Replacing original metal gate. Permission.
04/02782/FUL- Retrospective permission for Lych Gate to existing gateway in front hedge. Replacing original metal gate. Permission.
05/00102/FUL- Replacement of existing garden shed with larger timber shed. Slate roof over sawn clap board clad shed on 3 course brick plinth. Permission.

SITE AND SURROUNDINGS

Rosmond Cottage is a detached two storey dwelling, located within the built-up area of Lindfield. It is constructed of red brick, portions of hanging tiles, plain roof tiles and has pale green fenestration. The dwelling has previously been extended and benefits from a single storey rear extension and a garage extension. To the rear south-west corner of the site is the existing timber garden shed.

The application property lies within the Lindfield Conservation Area. To the north and south-west of the application property is the Lindfield Common Recreation Ground. Neighbouring dwellings are located to the north, south and east. A Public Right of Way is to the north of the site.

APPLICATION DETAILS

Planning permission is sought for an extension to an existing single storey timber shed at the rear south-west of the site. The extension would measure some 3 metres in width and some 2.9 metres in length. It is proposed to continue the existing roof design and would have a maximum height of some 3.1 metres and a height to the eaves of some 1.9 metres. It is proposed to install a double door on the northern elevation. All materials would match the existing timber shed.

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:

DP26 - Character and Design

DP35 - Conservation Areas

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 was made in December 2016.

There are no relevant policies.

Other Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990.

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

DPB1 - Character and Design

DPB3 - Conservation Areas

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

It is considered that the main issues that need to be considered in the determination of this application are as follows;

- Impact on Heritage Assets and Character and Appearance
- Impact on neighbouring properties
- Biodiversity Net Gain

Impact on Heritage Assets and Character and Appearance

The site is located within the Lindfield Conservation Area, as designated in 1972. A Conservation Area is defined as an area of "special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance".

The below assessment is made whilst being mindful of this guidance and having regard to the statutory duty of the Council, as the Local Planning Authority, to have special regard to the desirability of preserving the heritage asset (the Lindfield Conservation Area), the site being within its boundary, and any features of special interest, as set out in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Policy DP35 of the Mid Sussex District Plan relates to development within Conservation Areas and states that:

'Development in a conservation area will be required to conserve or enhance its special character, appearance and the range of activities which contribute to it. This will be achieved by ensuring that:
o New buildings and extensions are sensitively designed to reflect the special characteristics of the area in terms of their scale, density, design and through the use of complementary materials;
o Open spaces, gardens, landscaping and boundary features that contribute to the special character of the area are protected. Any new landscaping or boundary features are designed to reflect that character;
o Traditional shop fronts that are a key feature of the conservation area are protected. Any alterations to shopfronts in a conservation area will only be permitted where they do not result in the loss of a traditional shopfront and the new design is sympathetic to the character of the existing building and street scene in which it is located;
o Existing buildings that contribute to the character of the conservation area are protected. Where demolition is permitted, the replacement buildings are of a design that reflects the special characteristics of the area;
o Activities such as markets, crafts or other activities which contribute to the special character and appearance of the conservation area are supported;
o New pavements, roads and other surfaces reflect the materials and scale of the existing streets and surfaces in the conservation area. Development will also protect the setting of the conservation area and in particular views into and out of the area. New buildings of outstanding or innovative design may be acceptable in conservation areas provided that their impact would not cause material harm to the area.'

Paragraphs 212 - 216 of the NPPF states:

'212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

213. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

214. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a) the nature of the heritage asset prevents all reasonable uses of the site; and

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;

and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.

215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

216. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'

Policy DP26 of the Mid Sussex District Plan relates to character and design and 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 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);

o creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;

o incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;

o positively addresses sustainability considerations in the layout and the building design; o 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;

o optimises the potential of the site to accommodate development.'

The surrounding residential area is characterised by detached and semi-detached dwellings of a variety of ages and designs. The proposed extension would be of a design, form and scale which is in proportion and appropriate to the existing appearance and character of the existing shed.

Whilst the extension would largely be obscured from public views by the existing dwelling; the extension would be visible from the south-western part of the Lindfield Common Recreation Ground. It is considered that the extension has been designed to integrate appropriately with the existing shed and would not visually unbalance the shed. It is therefore considered that the proposal would be in keeping with the character of the existing buildings and the locality and therefore would not be harmful to the streetscene and would preserve the character of the Conservation Area.

Taking into account the above, the proposal is considered to address the character of the existing shed and the surrounding buildings, and as such the proposal is deemed to comply with the above part of policies DP26 and DP35 of the District Plan.

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 Policy DP29);'

To the eastern side of the site is West View House, with a mature hedge along the shared boundary. Given the existing boundary treatment, and that the proposal would be offset from the shared boundary by some 16 metres, it is not considered that this proposal would give rise to any overlooking concerns. Furthermore, given that the proposal is single storey and modest in nature, it is not considered that there would be any significant concerns regarding loss of light or outlook.

Due to the domestic nature of the proposed development, it is considered that there would not be a harmful impact in terms of noise, air and light pollution.

The proposal is therefore considered to comply with Policy DP26 of the District Plan, and the relevant principles of the Mid Sussex Design Guide SPD.

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 considered to be appropriate in terms of design, size and scale, and would preserve the character of the Conservation Area and would not harm the amenities of neighbouring properties. Therefore, the proposal complies with Mid Sussex District Plan policies DP26 and DP35, and with the relevant provisions of the NPPF. The application therefore accords with the Development Plan and is considered acceptable.

Decision: Permission

Case Officer: Catherine Cardin