

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0887	Case Officer:	Anna Tidey
Application Type:	Householder Application		
Proposal:	Proposed two storey side and rear extension.		
Site:	5 Meadow Lane, Lindfield, Haywards Heath, West Sussex, RH16 2RJ, , ,		
Validation Date	8 Apr 2026	Overall Expiry Date:	6 May 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	28 May 2026
Target Date:	3 Jun 2026	Recommending Officer Signature:	<i>Anna Tidey</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	29 May 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0887

**5 Meadow Lane, Lindfield, Haywards Heath, West Sussex, RH16 2RJ, ,
Proposed two storey side and rear extension.
Ms L Roberts**

SUMMARY OF REPRESENTATIONS

None received.

CONSULTATIONS

Southern Water: No objections.

PARISH COUNCIL OBSERVATIONS

Lindfield Parish Council: No objections.

INTRODUCTION

This application seeks Planning permission for the construction of a two storey side and rear extension, at No 5 Meadow Lane in Lindfield.

RELEVANT PLANNING HISTORY

08/02373/FUL. Part two storey extension and single storey extension to provide a granny annexe. Approved September 2008.

08/00148/FUL. Erection of two storey three bedroom house. Withdrawn. February 2008.

LF/031/90. Proposed erection of 1 detached house and double garage with alterations to existing property. Refused May 1990.

LF/028/89. Outline application: Provision of detached house. Refused July 1989.

LF/010/86. Extension to dwelling. Approved March 1986.

CU/108/83. Demolition of existing conservatory and garage. Erection of extension and new car port for dwellinghouse. Approved May 1983.

SITE AND SURROUNDINGS

No 5 Meadow Lane is a detached 2 bed house with an attached single storey extension and garage which abuts the adjacent extended house at No 6 Meadow Lane. The house is located off Backwoods Lane in an established residential area in the Built up Area of Lindfield.

The house is sited within a large corner plot and benefits from a private drive access and large off road hardstanding.

APPLICATION DETAILS

The submitted plans show a large wrap around two storey extension, extending to the south east side and to the northern, rear elevation of the property, below an extended hipped roof form. The existing

ridge line on the hipped roof would be lengthened and altered to a crown roof, with a central inset flat roof.

In detail the proposed side addition will extend approx. 5m out from the existing side wall of the house, and will extend to a depth of 9.9m. The addition is set back 1.8m from the front wall of the house and will extend 4.2m deep and approx. 11m wide at the rear, to join the north eastern side wall of the original house.

The proposed elevations show that the extension will be constructed with the eaves and ridge height to match those on the existing house. The front door and many of the windows in the house have been changed to new green traditional style windows. The proposed plans show that the windows in the proposed extensions will match these in design. Currently the older white upvc windows located in the rear elevation of the house have not been changed, but the new addition will extend across this elevation and extend out the position of the rear wall on the property, giving the house a new 4.2m deeper rear elevation.

The existing single storey side extension and garage on the eastern side of the house are to remain unaltered. A detached outbuilding which is located to the rear of the house is shown to be demolished on the Block Plan.

The house currently accommodates a hallway leading to two ground floor rooms and a kitchen in the original house. The side extension accommodates a utility room and ground floor toilet. The proposed extension is shown to accommodate a new open plan kitchen/living room at the rear of the house and an attached dining room with access from both into the garden via French doors in the side elevation of the extension. The existing ground floor in the original part of the house is to be reconfigured to form an enlarged hallway and an altered angled staircase.

At first floor level the current house accommodates two bedrooms, one bathroom and a toilet off a small landing. The proposed First floor plans show the accommodation to be reconfigured in the existing house with the new staircase leading to a landing formed from one of the existing bedrooms and a dressing room created off the existing front bedroom, leading to an ensuite bathroom. The extension to the side will accommodate one large bedroom with an ensuite bathroom. At the rear of the house the extension will accommodate two further bedrooms, each with an ensuite bathroom, giving a total of four bedrooms in the extended property.

The application form details the proposed materials for the extensions, which include: new brickwork to match the existing, new roof tiles to match the existing plain roof tiles and new upvc windows to match the existing.

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 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 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 relevant policies.

Neighbourhood Plan

Lindfield and Lindfield Rural Neighbourhood Plan (made 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 hearings were concluded on the 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:

DPS2 - Sustainable Design and Construction
DPS6 - Health and Wellbeing
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.

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 and Impact upon the street scene
- Impact on residential amenities
- Parking provision
- Biodiversity Net Gain

Design and Impact upon the street scene

Policy DP26 of the District Plan relates to character and design and requires all proposals to be well designed and reflect the distinctive character of the towns and villages as well as addressing the character and scale of the surrounding buildings and landscape.

The Council's adopted Design Guide is a material consideration in the determination of the application. Chapter 9 of the Design Guide relates to household extensions. Design Principle DG49 states that 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.

Design Guide Principle DG50 refers to Front and Side extensions and states that they will be resisted where they have an adverse impact on the street scene or the appearance of a dwelling. With regards to side extensions the guidance states that they 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. Side extensions will 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. These should 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 application seeks to extend a unique detached dwelling, which is located in a large plot, in an established residential area of Lindfield. Other properties in the road have been extended with a variety of extensions and alterations.

The proposed two storey extensions will enlarge the house by a significant degree, and will change its presence and scale on the site. However, the extended house will still have a large remaining garden space and will not appear cramped on this spacious plot.

Consideration has been given to the appearance of the existing house frontage, which is to remain unaltered, thereby retaining the character of the original house. The side extension has a set back position to the front elevation of the house, and the elevations have been designed to respect the appearance of the original house. The proposed use of matching materials is appropriate to the character and appearance of the existing building. The retention of the existing chimney also retains the character of the older part of the remodelled house.

This proposal would not be harmful to the street scene and is therefore considered to comply with Policy DP26 of the District Plan, and the relevant principles of the Mid Sussex Design Guide SPD.

Impact on residential amenities

Policy DP26 of the District Plan requires developments to demonstrate that it does not cause significant harm to amenities of existing nearby residents (or future occupiers), taking into account matters such as impact on light, privacy and outlook.

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 are the neighbouring house to the north east, at No 6 Meadow Lane, and No 4 Meadow Lane to the rear, on the north west of the garden.

No 6 has a large two storey flat roofed extension which extends close to the boundary line, next to the garage at No 5. This has a blank side wall, and the proposed extension would not contain any side windows facing towards that property. It is considered that the occupiers of No 6 would not be significantly affected by the proposed extension at the rear of No 5.

The proposed rear extension will bring the built form of No 5 closer to No 4 Meadow Lane. However, the distance between the rear wall of the proposed extension and the boundary of No 4 will remain a minimum of 5m (approx.), and the south eastern side wall of No 4 is set approx. 9m away from the nearest corner of the rear extension, with a fence and hedge enclosing the garden boundary. The nearest rear facing window will serve an ensuite bathroom. A planning condition is recommended to ensure that this is obscure glazed. It is not considered that the rear bedroom windows will cause an adverse degree of overlooking or impact upon the neighbouring amenities.

Overall it is considered that the position, scale and form of the proposed extensions would not cause significant harm to light or outlook available to the immediate neighbours or adversely affect their amenities.

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.

Parking provision

With regards to parking provision for the extended house the relevant District Plan Policy is DP21, which seeks adequate parking for new developments, taking into account the accessibility of the development and availability of public transport.

The proposal will increase the number of bedrooms in the house from two to four. The existing garage space and frontage parking will remain available to the occupiers of the extended house. There is a large area for off road parking, with vehicular access at the front of the house on the private drive and hardstanding. This will allow over four vehicles to park off the road.

For a 4+ bed property located in Lindfield Ward of Haywards Heath the West Sussex County Council Guidance on Parking recommend 2.2 spaces should be provided.

There is sufficient provision for off road parking for the extended dwelling. In addition the site is located in a sustainable location and close to alternative sustainable transport options. The proposal is therefore considered acceptable in terms of the provision for parking and therefore the proposal accords with the aims of District Plan Policy DP21.

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 associated alterations are considered acceptable in design terms and will not impact harmfully upon the character and appearance of the property or the street scene in this established residential road. The proposal accords with District Plan Policy DP26 and the relevant Design Guide Principles.

It is considered that the two storey extension will not cause significant harm to the neighbouring amenities, or impact upon the privacy, outlook, daylight, sunlight and security of the neighbours. The proposal accords with the aims of District Plan Policy DP26 and the relevant principles of the Design Guide.

The site is located in a sustainable location. The remaining on site parking provision will accord with the WSCC parking requirements for new development and with the aims of District Plan Policy DP21.

Consequently this application is recommended for approval.

Decision: Permission

Case Officer: Anna Tidey