

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1237	Case Officer:	Andrew Horrell
Application Type:	Householder Application		
Proposal:	Proposed demolition of existing garage, creation of a first floor bedroom and bathroom. Two storey extension to south and north elevation with a Juliette balcony on south side. Proposed closure of vehicular access and construction of a new vehicular access with new 1800mm high close boarded fencing and gate.		
Site:	Holly Hedge Cottage, Slugwash Lane, Haywards Heath, West Sussex, RH17 7TD, , ,		
Validation Date	11 Jun 2026	Overall Expiry Date:	7 Jul 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	3 Aug 2026
Target Date:	6 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:	5 Aug 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1237

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storey extension to south and north elevation with a Juliette balcony on south side. Proposed
closure of vehicular access and construction of a new vehicular access with new 1800mm high
close boarded fencing and gate.
Mr Paul Smyth**

SUMMARY OF REPRESENTATIONS

None received

SUMMARY OF CONSULTEES

WSCC Highways: The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal. Subject to conditions.

PARISH COUNCIL OBSERVATIONS

No comment

INTRODUCTION

Planning permission is sought for the demolition of existing garage, the creation of a first floor bedroom and bathroom with a two storey extension to south and north elevation with a Juliette balcony on south side and the proposed closure of vehicular access and construction of a new vehicular access with new 1800mm high close boarded fencing and gate.

RELEVANT PLANNING HISTORY

LR/034/99 - Single storey addition. (approved)

SITE AND SURROUNDINGS

Holly Hedge Cottage is a slightly dilapidated pitched roof bungalow with gabled rear extension and pitched gables. The walls are a mix of hanging tiles and face brickwork to walls and a mix of white upvc and white timber doors and windows.

The site is characterised by a slope towards the main road to the north and to neighbour to the west.

To the north of the site is the modest rear garden with close boarded fencing to the highway (Lewes Road) beyond, to the south of the driveway and garage to set higher fields beyond, to the east of the site is close boarded fencing to highway (Slugwash Lane) beyond and to the west of the site is the garden with close boarded fencing and hedging to set lower neighbour.

The site is outside of the built-up area of Lindfield

APPLICATION DETAILS

The existing detached garage to be demolished.

The dwelling is to be altered to allow for the front of the property to become facing Lewes Road with a newly created driveway.

The proposed two storey rear extension approximately measures 4m in depth, 5.3m in width with a height to eaves of 4m and an overall height of 7.1m. This will serve a lounge on the ground floor and a bedroom on the first floor. A balcony to the bedroom measures some 1.2m in depth, 4.25m in width.

The proposed two storey front extension approximately measures some 1.6m in depth, 5.5m in width with a height to eaves of 4.15m and an overall height of 7.15m as on a lower ground level. This serves a hallway on the ground floor and a dressing room and bathroom on the first floor

The proposed single storey rear extension measures some 1.2m in depth, 5m in width with a height to eaves of 2.3m and an overall height of 4.4m. This will serve a dining room.

The proposed front porch measures some 1.2m in depth, 3.6m in width with a height to eaves of 2.15m and an overall height of 4m.

The proposed rear gable to the study window measures some 1.8m to eaves and 3.1m in overall height.

Fenestration alterations include on the eastern side elevation includes the installation of a door serving the utility and windows to the hallway and lounge and a larger window serving the front hallway.

Internal works include bedrooms 3 and 4 changed to a study and utility room, the existing study and lobby altered to a kitchen. The existing kitchen changed to a shower room to bedroom 2 and remodelling of bedroom 3 (currently bedroom 1).

A rear patio to serve the lounge and dining room is proposed which measures some 3.3m in depth and 10m in width.

The proposed driveway to the new front of the property measures some 17m in maximum depth and 7m maximum width.

The proposed access is flanked by 1.8m high side fencing with a 1.8m high and 2.55m wide gate. 1.8m high close boarded fencing will infill the current access point and parking spaces serving the to be demolished garage measures some 10m in length.

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 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:

Policy DP12- Protection and Enhancement of Countryside

Policy DP21 - Transport

Policy DP26 - Character and Design

Neighbourhood Plan

The Lindfield and Lindfield Rural Neighbourhood Plan was formally made on 23 March 2016

Relevant policies:

None relevant

Site Allocations DPD

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

Relevant policies.

None.

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.

DPC1 - Protection and Enhancement of the Countryside

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 NPPF sets out the government's policy in order to ensure that the planning system contributes to the achievement of sustainable development. Paragraph 8 sets out the three objectives to sustainable development, such that the planning system needs to perform an economic objective, a social objective and an environmental objective.

Paragraph 12 of the NPPF states *'The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.'*

Paragraph 39 of the NPPF states *'Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.'*

With specific reference to decision-taking paragraph 48 states that planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise.

ASSESSMENT

Protection and Enhancement of the Countryside

DP12 of the Mid Sussex District Plan in part states:

'The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:

- *it is necessary for the purposes of agriculture; or*
- *it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.'*

Given the domestic nature of the proposal, it is not deemed out of character with the rural location of the dwelling.

The proposal will therefore accord with District Plan Policy DP12.

Character and Design

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'*

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.'

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

'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 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'.

Principle DG51 of the Mid Sussex Design Guide SPD relates specifically to rear extensions states the following:

'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 street scene in Slugwash Lane and Lewes Road is varied, being characterised by a mix of dwelling types and styles but detached two storey dwellings are the dominant dwelling type.

The proposed development would alter the character and scale of the dwelling, turning it from a single storey bungalow into a chalet bungalow style. However, it is not considered that the proposal would appear visually dominant or out of keeping within the street scene due to as noted above two storey dwellings being widespread.

The proposed development is considered appropriate in scale in relation to the plot as it would only be a modest increase to the footprint of the existing dwelling.

The use of sympathetic materials to the existing dwelling (face brickwork, clay hanging tiles, upvc windows and doors) would not be out of character with the existing dwelling and wider streetscene.

The proposed side/rear single storey extension serving the dining room would be a modest and subservient enlargement to the existing and more so the proposed dwelling.

The proposed open porch is modest in size, and the pitched roofed design would be in character with the existing dwelling.

Whilst the proposed two storey extensions to create a first floor would not be subservient to the existing dwelling, as noted above, it would not be out of character with the general streetscene which is characterised by two storey dwellings with two storey extensions.

In terms of the creation of a new access, openings serving hardstanding driveways are widespread within the street scene.

Coupled with this the use of matching timber close boarded fencing to the existing boundary enclosure and visually similar timber gate would not be out of character. Therefore, the proposed works is not considered to cause harm to the visual amenity of the street scene and character of the area.

Therefore, the application is considered to comply with policy DP26 of the Mid Sussex District Plan, the Mid Sussex Design Guide SPD and the relevant paragraphs of the NPPF.

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);'

Given the distance to neighbouring properties, impact on light and outlook is not deemed to be harmed.

Whilst with the creation of first floor openings on the front and rear elevations are proposed, given the distance to the nearest neighbouring property affected by any new opening Kaines Orchard is some 140m from Holly hedge Cottage, harm is not deemed to be caused.

Therefore, in terms of neighbouring amenities, the proposal is deemed to comply with DP26 of the Mid Sussex District plan.

Impact on Highway Safety and parking provision

Policy DP21 of the Mid Sussex District Plan states:

'Development will be required to support the objectives of the West Sussex Transport Plan 2011 2026, which are:

- o A high quality transport network that promotes a competitive and prosperous economy;*
 - o A resilient transport network that complements the built and natural environment whilst reducing carbon emissions over time;*
 - o Access to services, employment and housing; and*
 - o A transport network that feels, and is, safer and healthier to use.*
- To meet these objectives, decisions on development proposals will take account of whether:*
- o The scheme is sustainably located to minimise the need for travel noting there might be circumstances where development needs to be located in the countryside, such as rural economic uses (see policy DP14: Sustainable Rural Development and the Rural Economy);*
 - o Appropriate opportunities to facilitate and promote the increased use of alternative means of transport to the private car, such as the provision of, and access to, safe and convenient routes for walking, cycling and public transport, including suitable facilities for secure and safe cycle parking, have been fully explored and taken up;*
 - o The scheme is designed to adoptable standards, or other standards as agreed by the Local Planning Authority, including road widths and size of garages;*
 - o The scheme provides adequate car parking for the proposed development taking into account the accessibility of the development, the type, mix and use of the development and the availability and opportunities for public transport; and with the relevant Neighbourhood Plan where applicable;*
 - o Development which generates significant amounts of movement is supported by a Transport Assessment/Statement and a Travel Plan that is effective and demonstrably deliverable including setting out how schemes will be funded;*
 - o The scheme provides appropriate mitigation to support new development on the local and strategic road network, including the transport network outside of the district, secured where necessary through appropriate legal agreements;*
 - o The scheme avoids severe additional traffic congestion, individually or cumulatively, taking account of any proposed mitigation;*
 - o The scheme protects the safety of road users and pedestrians; and*
 - o The scheme does not harm the special qualities of the South Downs National Park or the High Weald Area of Outstanding Natural Beauty through its transport impacts.*

Where practical and viable, developments should be located and designed to incorporate facilities for charging plug-in and other ultra-low emission vehicles.

Neighbourhood Plans can set local standards for car parking provision provided that it is based upon evidence that provides clear and compelling justification for doing so'.

West Sussex County Council as the Local Highway Authority has been consulted on the application. No objection has been raised to the latest plans from a highways safety perspective, and the scheme provides satisfactory parking and turning provision. The application is therefore considered to be

acceptable in this regard, subject to the use of appropriate conditions. The suggest conditions relate to the car parking being constructed in accordance with the submitted site plan and the existing vehicular access being closed off.

The number of bedrooms is reduced from four to three bedrooms. In this location, WSCC Parking Standards Guidance from September 2020 suggests a dwelling of this type should provide 2.1 off street parking spaces. The proposed driveway would have parking provision for at least 3 cars.

Therefore, the proposal is deemed to comply with DP21 of the Mid Sussex District Plan, WSCC Parking Guidance and the relevant paragraphs of the NPPF.

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 to be of an appropriate design that is in keeping with the existing dwelling and will not cause harm to the surrounding area, coupled with this significant harm is not deemed to be caused to neighbouring amenities is acceptable in terms of parking provision and highway safety.

In conclusion, the proposal would accord with the requirements of policies DP21 and DP26 of the Mid Sussex District Plan, the WSCC Parking Standards Guidance for New Development, the relevant principles of the Mid Sussex Design Guide as well and the requirements of the NPPF. The application is therefore recommended for approval.

Decision: Permission

Case Officer: Andrew Horrell