

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1358	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Proposed single storey side extension.		
Site:	6 By Sunte, Lindfield, Haywards Heath, West Sussex, RH16 2DF, , ,		
Validation Date	19 Jun 2026	Overall Expiry Date:	14 Jul 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	3 Aug 2026
Target Date:	14 Aug 2026	Recommending Officer Signature:	<i>Catherine Cardin</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	5 Aug 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1358

**6 By Sunte, Lindfield, Haywards Heath, West Sussex, RH16 2DF, ,
Proposed single storey side extension.
Mr And Mrs T Collier**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

MSDC Flood risk and drainage

No objection.

PARISH COUNCIL OBSERVATIONS

Lindfield Parish Council has no objection to the application.

INTRODUCTION

Planning permission is sought for the erection of a single-storey side extension.

RELEVANT PLANNING HISTORY

No relevant planning history.

SITE AND SURROUNDINGS

The application property is a two-storey detached dwelling. The property is characterised by red brick, white pebble dash render to the first floor elevations, white timber fenestration and a plain tile roof.

The application site lies within the built-up area boundary of Lindfield. Neighbouring properties are located to the east, west and south. The public highway lies to the north.

APPLICATION DETAILS

The proposed extension would be located on the western side of the dwelling and would provide additional residential accommodation.

The proposed side extension would measure approximately 3 metres in width and 3 metres in depth. This would incorporate a pitched roof with a maximum height of approximately 4.2 metres and an eaves height of 2.8 metres. A door is proposed on the front (northern) elevation.

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

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:

No relevant policies

Neighbourhood Plan

Lindfield and Lindfield Rural Neighbourhood Plan was made in 2016.

Relevant policies:

There are 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 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

DPB1 - Character and Design

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 Character

- Neighbouring Amenities
- Biodiversity Net Gain

Design and character

Policy DP26 of the District Plan relates to character and design and requires all proposals to be well designed, reflect the distinctive character of the towns and villages, and be sensitive to the countryside. The policy also requires development to respond to the character and scale of the surrounding buildings and the landscape. In part the policy expects proposals to achieve high-quality design and layout, incorporate appropriate landscaping and greenspace; and create a strong sense of place.

Principle DG49 states in part that *'extensions should typically use simple, uncomplicated building forms to complement and coordinate with the scale, form and massing of the original dwelling.'*

Principle DG50 relates to side extensions and states in part that '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 proposed development would be of a design, form and scale that would appear in proportion to the existing dwelling. The side extension is considered appropriate as it is set back from the front of the property, ensuring that the original dwelling remain legible and visually dominant. The proposed pitched roof of the side extension would align well with the existing roof form and integrate successfully with the host building. The proposed materials are considered appropriate and compatible with those of the existing dwelling.

On this basis, the proposal is therefore considered to address the character of the existing dwelling and the surrounding buildings, and as such the proposal is deemed to comply with the above part of policy DP26 of the District Plan, and principles DG49 and DG50 of the Mid Sussex Design Guide SPD.

Neighbouring amenities

In terms of impact on neighbouring amenities, Policy DP26 of the District Plan states proposals should *'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.'*

To the west of the application site lies 4 By Sunte. Given the modest single-storey nature of the proposal, it is not considered that the proposal would result in significant harm to the light and outlook of this neighbouring property. As no windows are proposed on the side elevation it is not considered that the proposal would result in significant harm to the privacy of this neighbouring property.

To the east of the application site lies 8 By Sunte. Given the separation distances involved and the fact that the proposed extension would largely be screened by the host dwelling, it is not considered that the development would result in harm to the amenities of this neighbouring occupier.

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.

It is therefore considered that the proposal would not cause significant harm to the amenities of neighbouring properties. The proposal is therefore deemed to accord with the above-mentioned part of 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.

PLANNING BALANCE AND CONCLUSION

The proposed development is considered to be of an appropriate scale, design and appearance that would integrate satisfactorily with the host dwelling and surrounding area. Furthermore, the proposal would not result in significant harm to the amenities of neighbouring occupiers.

The development is therefore considered to comply with Policy DP26 of the Mid Sussex District Plan, the relevant principles of the Mid Sussex Design Guide SPD and the aims of the NPPF. Accordingly, planning permission is recommended for approval.

Decision: Permission

Case Officer: Catherine Cardin