

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1416	Case Officer:	Tracie Axford
Application Type:	Householder Application		
Proposal:	Proposed single storey rear extension, garage conversion with new windows and cladding to first floor front and rear elevations.		
Site:	67 Savill Road, Lindfield, Haywards Heath, West Sussex, RH16 2NW, , ,		
Validation Date	26 Jun 2025	Overall Expiry Date:	28 Jul 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	14 Aug 2025
Target Date:	21 Aug 2025	Recommending Officer Signature:	<i>Tracie Axford</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
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Signed and Agreed By:	<i>Steven King</i>	Date:	19 Aug 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1416

**67 Savill Road, Lindfield, Haywards Heath, West Sussex, RH16 2NW, ,
Proposed single storey rear extension, garage conversion with new windows and cladding to
first floor front and rear elevations.**

Mr Nick Gregg

SUMMARY OF REPRESENTATIONS

One representation letter was received in respect of this application which neither supported nor objected to it. The following concerns were raised:

- 1. We have not received the neighbour consultation letter which, according to the planning portal, was sent on 7 July. We only found out about the change in plans when checking for progress with the first application. We have checked with our immediate neighbour and they did not receive the letter either so were unaware of the updated planning application.*
- 2. We do not object to the tree application providing it follows the tree report and does not unbalance the tree, which also overhangs our property.*
- 3. A high fence has been erected between our property and 67 Saville Road. This is a straight fence, which does not follow the change in height of the ground level. At the end, it is 7ft high, and we feel excessive. We think this should have been included in this planning application. We accept this may have been an oversight.*
- 4. We acknowledge that there will be an extension, but in view of the height of the fence, we hope that the measurements given for the rear extension will be followed.*
- 5. The extension will be in our sight line, as it crosses part of our back garden, so will be visible from our house. We have concerns about the colour of the timber and cladding, and hope it will not be too bright and overbearing as we will have to look at it every day when we look out of our lounge windows.*

SUMMARY OF CONSULTEES

Southern Water made no objection to this proposal.

The MSDC Tree Officer stated that they had no objection to the proposal, however a condition stating adherence to the Tree Report in relation to Tree Protection measures was suggested.

LINDFIELD PARISH COUNCIL OBSERVATIONS

Lindfield Parish Council made no comment.

INTRODUCTION

The application seeks planning permission for a proposed single storey rear extension, a garage conversion with new windows and cladding to first floor front and rear elevations.

RELEVANT PLANNING HISTORY

DM/25/0794 - Single storey rear extension. Lawful Development Certificate -Proposed Withdrawn.

SITE AND SURROUNDINGS

The application property is a detached two storey dwelling constructed of brick, with a section of hanging tiles at the first floor level, plain tile roof and upvc windows. The dwelling benefits from an integral, flat roof garage, that projects to the front.

The site is located within the built up area of Lindfield. Neighbouring dwellings are situated to the east, north, and south, with the highway to the west. To the north of 67 is 65, which is a bungalow with a rear dormer extension. To the south, the property shares its border with 27 and 29 By Sunte. To the west of 67 Savill Road is the highway and the opposite the front elevation, is the side elevation of 1 Barrington Road. The dwelling is set back from the highway by a front garden and driveway and is situated at a lower end of Savill Road as it inclines towards the north.

Savill Road is characterized by detached dwellings of varying sizes, many of which have been altered. The road is tree lined and a grass verge provides a green separation of the pavement from the highway.

APPLICATION DETAILS

The application is seeking permission for a proposed single storey rear extension, a garage conversion with new windows and cladding to first floor front and rear elevations.

The rear extension is proposed to have a depth of 3.1m and will extend the full width of the dwelling. It will have a flat roof with rooflights and timber cladding to the exterior. Timber cladding is also proposed to the rear elevation at the first floor level.

To the front of the property it is proposed that the garage will be converted into a habitable space. The garage door will be replaced by a window. To the first floor of the front elevation, timber cladding is proposed.

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 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
DP37 - Trees, Woodlands and Hedgerows

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 and Lindfield Rural Neighbourhood Plan

The Lindfield and Lindfield Rural Neighbourhood Plan was made in 2016.

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 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:

DPS1 - Climate Change

DPS2 - Sustainable Design and Construction

DPN4 - Trees Woodland and Hedgerows

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 National Planning Policy Framework (NPPF) 2024 is a material consideration.

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
- Impact on neighbouring properties
- Impact to trees
- Parking
- Biodiversity Net Gain

Design and Character

Policy DP26 of the Mid Sussex 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;*
- protects valued townscapes and the separate identity and character of towns and villages;*
- 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 DP27);*
- creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- positively addresses sustainability considerations in the layout and the building design;*
- 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;*
- optimises the potential of the site to accommodate development.'*

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.'

In terms of rear extensions, principle DG51 states: *'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 rear elevation is set in a discrete position which is not visible from the public domain, however is partially overlooked from the neighbours via the rear garden. In terms of proposed external materials to the extension and first floor, the walls will be timber clad. It is noted that there are other examples of timber clad properties on Savill Road.

It is proposed that the extension will have a depth of 3.1m and will extend the full width of the dwelling. It will also have a flat roof with rooflights creating a kitchen/dining space. Doors are proposed on the rear elevation of the extension, which will lead out to the rear garden. New fenestration will be uPVC and will match the existing.

To the front of the property, the existing garage will be converted into a habitable space, and will be accessed internally. The existing garage door will be removed and replaced by a uPVC window matching the fenestration to the front of the property.

Given the design, form and scale of the proposal in relation to the surrounding properties, the proposal is considered to comply with policy DP26 of the District Plan, the Lindfield and Lindfield Rural Neighbourhood Plan and the relevant principles of the Mid Sussex Design Guide SPD.

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);'*

The rear elevation is set in a discrete position which is not visible from the public domain, however it is partially overlooked from the rear garden of 27 By Sunte. Views from the rear gardens of the dwellings on Finches Park Road are obscured by the vegetation and trees on the border.

It is considered that the proposal would not result in any significant overbearing impact to any neighbouring properties. Given the domestic nature of the proposed development, it is not considered that there will be any significant harm or impact in terms of noise, air or light pollution.

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

Impact on Trees

Policy DP37 of the Mid Sussex District Plan relates to trees, woodland and hedgerows. In part it states the following:

'The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran tree will be protected.'

Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted. Proposals for new trees, woodland and hedgerows should be of suitable species, usually native, and where required for visual,

noise or light screening purposes, trees, woodland and hedgerows should be of a size and species that will achieve this purpose.

Trees, woodland and hedgerows will be protected and enhanced by ensuring development:

- incorporates existing important trees, woodland and hedgerows into the design of new development and its landscape scheme; and*
- prevents damage to root systems and takes account of expected future growth; and*
- where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management; and*
- has appropriate protection measures throughout the development process; and*
- takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change; and*
- does not sever ecological corridors created by these assets'.*

The MSDC tree officer was consulted with regards to this application and reviewed the tree report. They had no objection to the proposal, but requested that adherence to the Tree Report in respect of the Tree Protection measures is conditioned. Therefore, in terms of impact to trees, the proposal is deemed to comply with DP37 of the Mid Sussex District Plan.

Parking provision

Policy DP21 of the District Plan states that to meet the objectives of the West Sussex Transport Plan 2011- 2026, decisions on development proposals will take account of whether: *'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;.*

West Sussex County Council Parking Standards Guidance (2020) outlines the County Council's approach to parking at new developments to ensure that sufficient parking is provided to meet the needs of the development while maintaining highway network operations, protecting surrounding communities and pursuing opportunities to encourage use of sustainable modes of transport.

It has been confirmed that the property currently has three bedrooms. West Sussex County Council Parking Standards Guidance (2020) outlines that for a 3-bedroom dwelling in this location that 1.7 parking spaces should be provided. There are two external parking spaces in front of the garage which would remain, meeting the standards guidance.

It is therefore considered that, in this instance, the proposal would be acceptable in terms of highways impact. Therefore, the proposal is deemed to comply with policy DP21 of the Mid Sussex District Plan and the WSCC Parking Standards Guidance.

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.

Other matters

Southern Water have no objection to the proposal. They also advise that *'should any other sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and the potential means of access before any further works commence on site.'*

The comments of the neighbour regarding fencing are noted but they do not form part of this planning application, which is solely related to the works to the house as specified in the description and shown on the submitted plans.

PLANNING BALANCE AND CONCLUSION

The proposal is appropriate in terms of design and will not negatively impact on the host dwelling nor its immediate setting and will not harm neighbouring amenities. Therefore, the proposal complies with DP21, DP26 and DP37 of the Mid Sussex District Plan, principles DG49-51 of the Mid Sussex Design Guide and the relevant paragraphs of the NPPF and is considered acceptable.

Decision: Permission

Case Officer: Tracie Axford