

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/3159	Case Officer:	Peter Davies
Application Type:	Householder Application		
Proposal:	Proposed single storey side and rear extension.		
Site:	Fernwood, 10 Meadow Drive, Lindfield, Haywards Heath, West Sussex, RH16 2RT, ,		
Validation Date	10 Dec 2025	Overall Expiry Date:	9 Jan 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	4 Feb 2026
Target Date:	4 Feb 2026	Recommending Officer Signature:	Peter Davies

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Joanne Fisher	Date:	4 Feb 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/3159

**Fernwood, 10 Meadow Drive, Lindfield, Haywards Heath, West Sussex, RH16 2RT,
Proposed single storey side and rear extension.
Mr And Mrs S Mugridge**

REPRESENTATION RECEIVED

None received.

SUMMARY OF CONSULTEES

Southern Water

No objection

Drainage

The site lies within Flood Zone 1 and is therefore at very low risk of fluvial flooding. The Risk of Flooding from Surface Water mapping suggests the site is shown to be at very low surface water flood risk for the present day.

The proposed application is a minor development and fits within the EA Standing Advice.

We have no objection to the proposed development on flood risk grounds.

PARISH COUNCIL OBSERVATIONS

Lindfield Parish Council has no objection to this application.

INTRODUCTION

The application seeks planning permission for a single storey side and rear extension.

RELEVANT PLANNING HISTORY

No relevant history.

SITE AND SURROUNDINGS

The application property is a semi-detached two storey dwelling located on the east side of Meadow Drive, within the built-up area boundary of Lindfield.

The application property has a pitched roof and is constructed from brick with hanging tile at first floor level, interlocking roof tiles and white uPVC fenestration. The dwelling is set back from the highway with soft landscaping to the front, a detached garage on the south side set back behind the dwelling and a driveway along the south side. The locality is characterised by semi detached dwellings of a similar scale, form and design.

APPLICATION DETAILS

The application seeks planning permission for a single storey rear and side extension. The rear extension will have a width and depth of 4.827 metres and 3.488 metres with the side extension off the side of the rear extension and set forward by 0.447 metres with a width of 1.575 metres. The side

extension will have a depth of 3.365 metres. The extension will have a pitched roof with an eaves height of 2.75 metres and an overall height of 3.60 metres.

The extension will be constructed from brick to match the existing dwelling, brown roof tiles and white fenestration.

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 Linfield 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:

DP21 - Transport
DP26 - Character and Design
DP41 - Flood Risk and Drainage

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 (made March 2016)

None relevant.

Other Material Considerations

Mid Sussex District Plan 2021-2039 Consultation 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 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
DPS4 - Flood Risk and Drainage
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)

Paragraphs 8, 11, 131 and 135 are considered to be relevant.

National Planning Policy Guidance

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 on parking provision
- Flood Risk and Drainage
- Other matters
- 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.'

Principle DG50 relates to side extensions and states:

'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 relates to rear extensions and 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 proposed extension is considered to be of a design, form and scale which would be proportionate and appropriate to the existing dwelling and the character of the area. Part of the extension would be visible from the street scene. However due to the extension being set back from the front of the property with the extension to be built from appropriate materials that will be similar to the existing dwelling, it is considered that the proposal would not cause detriment to the street scene. The proposal is therefore considered to comply with policy DP26 of the District Plan.

Impact on neighbouring properties

DP26 of the Mid Sussex District Plan 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 proposed extension would be up to the shared boundary, marked by close board fencing, with no. 12 Meadow Drive to the north. The extension eaves height is of modest height with a pitched roof so as to not cause significant harm to neighbour amenities in terms of loss of light. The openings are at ground level and will face into the rear garden and will therefore not cause significant harm to neighbour amenities in terms of overlooking.

To the south of the site lies no. 8 Meadow Drive with both the application property and no. 8 driveways located between the properties with a distance of approximately 4.0 metres and will therefore not cause significant harm.

The proposal will therefore not cause significant harm to neighbouring properties and complies with policy DP26 of the Mid Sussex District Plan.

Impact on parking provision

Policy DP21 in part states:

'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 September 2020 Parking Standards Guidance, outlines that for a 3 bed dwelling in parking behaviour zone 2, 2.1 spaces should be provided. The dwelling has parking for 3 cars on the drive and 1 space in the garage.

The proposed works would result in the loss of a space on the driveway and result in the garage not being accessible for vehicle use leaving 2 spaces on the driveway. There are no on street parking restrictions with further parking available on street. The remaining parking provision would therefore be acceptable and accord with Policy DP21 of the Mid Sussex District Plan.

Flood Risk and Drainage

Policy DP41 in part states:

'Particular attention will be paid to those areas of the District that have experienced flooding in the past and proposals for development should seek to reduce the risk of flooding by achieving a reduction from existing run-off rates.'

The site is located within flood zone 1 and is a low risk of fluvial flooding. The risk of surface water flooding is shown to be at very low surface water flood risk for the present day.

The drainage consultants had no objection with any drainage matters managed via building regulations.

Therefore, the proposal is considered to be in line with policy DP41 of the Mid Sussex District Plan.

Other Matters

Southern Water have provided comments on the proposal raising no objection and state surface water should not be disposed of into a public foul sewer and that any new connection would require a new sewer connection application to be submitted and approved by Southern Water.

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, form and scale to the dwellinghouse and locality, would not cause significant harm the amenities of neighbouring properties, is acceptable in terms of parking provision and would not result in flood risk. Therefore, the proposal complies with Mid Sussex District Plan policies DP21, DP26 and DP41 and with the relevant provisions of the NPPF. The application therefore accords with the Development Plan and is considered acceptable.

Decision: Permission

Case Officer: Peter Davies