

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2874	Case Officer:	Andrew Horrell
Application Type:	Householder Application		
Proposal:	Proposed two-storey extension and entrance porch.		
Site:	1 Oak Bank, Lindfield, Haywards Heath, West Sussex, RH16 1RR, , ,		
Validation Date	10 Nov 2025	Overall Expiry Date:	4 Dec 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	23 Dec 2025
Target Date:	5 Jan 2026	Recommending Officer Signature:	Andrew Horrell

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
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Signed and Agreed By:	Steven King	Date:	23 Dec 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2874

**1 Oak Bank, Lindfield, Haywards Heath, West Sussex, RH16 1RR, ,
Proposed two-storey extension and entrance porch.
Ms Rebecca Helme**

SUMMARY OF REPRESENTATIONS

A neutral comment was received from 4 Oak Bank

SUMMARY OF CONSULTEES

None received

PARISH COUNCIL OBSERVATIONS

Lindfield Parish Council has no objection to this application.

INTRODUCTION

Planning permission is sought for the installation of a proposed two-storey extension and entrance porch.

RELEVANT PLANNING HISTORY

LF/080/99 - EXTENSIONS AND ALTERATIONS. (approved)

SITE AND SURROUNDINGS

1 Oak Bank is a two storey catslide roofed dwelling within a cul-de-sac off Summerhill Lane. The walls are face brickwork with upvc doors and windows. The dwelling is characterised by pitched roofed dormers.

To the north of the site is hedging to the highway beyond, to the south is hedging to neighbour (20 Summerhill Lane) beyond, to the east is the garden with hedging to grass verge with highway beyond and to the west is hedging with parking area beyond.

The site is within the built-up area of Lindfield.

APPLICATION DETAILS

The proposed two storey side extension approximately measures 7m in depth, 4m in width with a height to eaves of 3.8m and an overall height of 8.1m. This will serve a kitchen and dining room on the ground floor and a master bedroom with dressing room and en-suite on the first floor.

An additional dormer to the north elevation is proposed which approximately measures 0.7m in depth, 1.3m in width with a height to eaves of 1m and an overall height of 2m.

A new dormer on the south elevation approximately measures 1m in depth, 1.55m in width with a height to eaves of 1.4m and an overall height of 2.15m.

A dormer on the east elevation approximately measures 0.9m in depth, 1.6m in width with a height to eaves of 1m and an overall height of 2m.

The proposed entrance porch approximately measures 1.1m in depth, 2.1m in width with a height to eaves of 2.25m and an overall height of 3.85m.

Internal works include the existing kitchen in part changed to a snug with the creation of an additional bathroom and two new bedrooms.

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:

DP21 - Transport

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.

There are no relevant policies.

Lindfield and Lindfield Rural Neighbourhood Plan

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

There are no relevant policies.

Other Material Considerations

Mid Sussex District Plan 2021-2039 Submission Draft

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) was published for public consultation on 12th January 2024 for six weeks and as a result of this consultation there are unresolved objections to the majority of Policies in the draft District Plan. 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:

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. Paragraphs 8, 11, 131 and 135.

ASSESSMENT

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:

- o is of high quality design and layout and includes appropriate landscaping and greenspace;*
- o 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;*
- o creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- o protects open spaces, trees and gardens that contribute to the character of the area;*
- o protects valued townscapes and the separate identity and character of towns and villages;*
- o 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);*
- o creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- o incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- o positively addresses sustainability considerations in the layout and the building design;*
- o 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;*
- o 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 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'

The dwellings within the streetscene are characterised by two storey enlargements, including dormers at No.14 (DM/19/1940) and No.7 (DM/18/2541).

The proposed porch is of style recommended by DG50 of the Mid Sussex Design Guide, it is subservient and modest in size and will use sympathetic materials.

The proposed two storey side extension is subservient and of a size and scale appropriate for this size of dwelling. It will use matching materials to the existing dwelling.

Given the size of the plot it is not seen as overdevelopment.

With reference to roof enlargement specifically, principle DG52 of the Mid Sussex Design Guide SPD in part states:

'A loft conversion is a space efficient means of extending the amount of living accommodation in a dwelling. Roof accommodation is normally reliant on dormer windows and rooflights to provide light and ventilation. However, if they are out of scale or out of character with the roofscape and proportions of a dwelling they can have an adverse impact on the character of both the dwelling and the streetscape.

The roof pitch and form are intrinsic to a building's character and roof extensions should be sensitive to this. Roof extensions and dormer windows that alter the existing ridge of the roof or significantly alter the roof profile of a building will not normally be acceptable, particularly on the front roof slope, and where there is a strong established roofline.

Where a clear rhythm of fenestration is established, the position and proportion of dormer windows should respond to existing windows and / or doors.'

This principle also includes reference to further dormer window guidance in Chapter 6 of the Design Guide under sections 6.3.5 to 6.3.7 which state:

'6.3.5 While dormer windows can sometimes be prominent features in the streetscene, care needs to be taken with their design, proportions and position on the roof. The choice of design should be informed by the character and appearance of the local vernacular.

6.3.6 Dormer windows should be visually subordinate to the roof slope, enabling a large proportion of the main roof to remain visible. Excessively wide dormers are likely to look unsatisfactory as they will often be out of proportion with the existing roof.

6.3.7 Dormer windows should normally be positioned below the ridge-line, and above the eaves line'.

The proposed dormers are of style which match the existing dormers at the property, they are modest in width and of a pitched roofed design so they will not dominate the roofslope.

The proposal is in character with the existing dwelling and the streetscene. Therefore, the proposal complies with policy DP26 of the Mid Sussex District Plan, principles DG49, DG50 and DG52 of the Mid Sussex Design Guide and the NPPF.

Parking Standards

With the creation of two additional bedrooms, parking standards should be assessed. As proposed the dwelling would have 5 bedrooms. West Sussex County Council August 2019 Parking Standards Guidance outlines that for a 5-bedroom dwelling in this location that 2.2 off street parking spaces should be provided.

The plans show there is parking for 3 cars on the driveway.

Therefore, the proposed is deemed to comply with policy DP21 of the Mid Sussex District Plan and the WSCC Parking Standards Guidance.

Neighbouring Amenities

In terms of impact on neighbouring amenities, Policy DP26 of the District Plan states that it must be demonstrated that any 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.

Principle DG47 of the Mid Sussex Design Guide SPD relates to neighbouring amenities in terms of light and states:

'All dwellings should benefit from daylight and sunlight levels that conform to BRE (Better Regulation Executive) standards'.

Given the detached nature of the dwelling and surrounding dwellings, the impact on light and outlook will not be significantly harmful.

The proposed porch will not harm neighbouring amenities.

Given the detached relationship with neighbouring dwellings, light and outlook of neighbouring properties will not be harmed.

In terms of overlooking and loss of privacy, the main impact will be on 20 Summerhill Lane to the south. The new dormer on the southern roof slope serving bedroom 4 will look towards the garden of this property. It is noted that the bedrooms on this elevation already have first floor windows and a degree of overlooking is to be expected within the built-up area. It is also noted, that taken in isolation, the dormer could be installed under permitted development. It is not deemed that the level of overlooking will be significant as it is no more than would be expected within the built-up area, or a significant increase on the existing overlooking from the first floor rear windows.

Therefore, in terms of neighbouring amenities, the proposal is deemed to comply with DP26 of the Mid Sussex 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 extensions are considered acceptable for this property and in this location. They will not look out of place and is in keeping with the character of the area. They will not significantly impinge upon the neighbouring amenities and sufficient parking provision is to be retained.

Therefore, the proposal will comply with policies DP21, DP26 of the Mid Sussex District Plan, the Mid Sussex Design Guide and the requirements of the NPPF.

Decision: Permission

Case Officer: Andrew Horrell