

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0104	Case Officer:	Katherine Williams
Application Type:	Householder Application		
Proposal:	Proposed two storey side extension and alteration to the existing garage		
Site:	4 Fieldway, Lindfield, Haywards Heath, West Sussex, RH16 2DD, , ,		
Validation Date	17 Jan 2025	Overall Expiry Date:	13 Mar 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	13 Mar 2025
Target Date:	14 Mar 2025	Recommending Officer Signature:	<i>Katherine Williams</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	13 Mar 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0104

**4 Fieldway, Lindfield, Haywards Heath, West Sussex, RH16 2DD, ,
Proposed two storey side extension and alteration to the existing garage
Mr And Mrs Peck**

SUMMARY OF REPRESENTATIONS

None received

SUMMARY OF CONSULTEES

Environment Agency - No objection
Flood Risk and Drainage - No objection
Southern Water - Information

PARISH COUNCIL OBSERVATIONS

Lindfield Parish Council has no objection to this application, subject to the satisfaction of the Flood and Drainage Team, Environment Agency and Southern Water.

INTRODUCTION

The application seeks planning permission for a two storey side extension and alteration to the existing garage.

RELEVANT PLANNING HISTORY

DM/24/0736 - Two storey and single storey side extensions. Withdrawn

SITE AND SURROUNDINGS

The application property consists of an end terrace two storey dwelling located off the eastern side of Fieldway, within the built up area boundary of Lindfield.

The locality is characterised by terraces of dwellings of the same design and form set back from the highway with off street parking and soft landscaping. A number of the properties within the locality have benefited from extensions and alterations, however the uniform character of the properties has been maintained.

The application property has a pitched roof with hipped roof front porch and a flat roofed single storey side extension. The property also benefits from a loft conversion with rooflights and a rear dormer window. To the side of the dwelling is an existing detached single garage with a pitched roof. The application property is constructed in brick, hanging tiles on the first floor front elevation, interlocking roof tiles and white upvc fenestration.

APPLICATION DETAILS

The proposed two storey side extension would replace the existing single storey side extension and 2.73 metres and would extend the depth of the existing dwelling. This extension would have a pitched gable roof with an eaves height to match the existing dwelling and an overall height of some 7.2 metres.

The extension would be constructed in materials to match the existing dwelling.

The alterations to the existing detached garage comprise of cladding the building in grey weatherboarding.

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 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
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

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

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 2023)

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
- Flood Risk and Drainage
- 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.'

The proposed extension and alterations to the garage would be of forms and designs which are in proportion and appropriate to the character of the existing dwelling. The extension would be located to the side of the dwelling and would be visible from the public highway, along with the alteration to the garage. The extension would be subservient to the original dwelling in design and scale is considered to incorporate into the existing roof form of the dwelling, and would be of an appearance similar to existing extensions within the locality. Due to this, it is considered that the proposal would be in keeping with the character of the area and the existing property.

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);'*

To the northern side is No. 3 Fieldway, which is attached to the application property through its southern side elevation. The proposal would be located to the southern side of the application property and the extension would not extend beyond the existing front or rear elevation of the dwelling. Due to this it is considered that the proposal would not cause harm to the amenities of this neighbour.

On the southern side are the garages and off street parking spaces for neighbouring properties with No. 5 Fieldway beyond. The proposal would be seen against the existing built form of the existing dwelling and would be some 12 metres from No. 5. The proposed plans do include first floor side windows which would face towards the neighbour, however these windows would be high level and would not result in overlooking towards No.5. It is therefore considered that the proposal would not cause significant harm to the amenities of this neighbour.

Flood Risk and Drainage

The property is positioned north of the Scrase Stream, which is a main river, and a culvert. The Environment Agency has been consulted on the application and following the submission of an amended Flood Risk Assessment raise no objection subject to condition.

The Council's Flood Risk and Drainage Team have also been consulted on the application and raise no objection.

Southern Water have also provided comments on the application. The proposal is within close proximity to a public sewer however Southern Water do not know the depth, size or condition of this sewer. They have requested an investigation of this, but also recommend a condition. The proposed works would be subject to separate approval by Southern Water and Building Regulations. Given this, it is considered that this matter is covered by separate legislation and not considered reasonable or necessary to include this condition.

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.

CONCLUSION

In conclusion, the proposal is considered to be appropriate in terms of design, size and scale to the dwellinghouse and locality, would not cause significant harm the amenities of neighbouring properties and acceptable in terms of drainage and flood risk. Therefore the proposal complies with Mid Sussex

District Plan policies 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: Katherine Williams