

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0040	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Proposed two storey rear extension, ground floor rear and front extensions, rooflights to front roof.		
Site:	28 Appledore Gardens, Lindfield, Haywards Heath, West Sussex, RH16 2ET, ,		
Validation Date	7 Jan 2026	Overall Expiry Date:	2 Feb 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	24 Feb 2026
Target Date:	4 Mar 2026	Recommending Officer Signature:	Catherine Cardin

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	24 Feb 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0040

**28 Appledore Gardens, Lindfield, Haywards Heath, West Sussex, RH16 2ET, ,
Proposed two storey rear extension, ground floor rear and front extensions, rooflights to front
roof.**

Mr James Morrow

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Southern Water

No objection.

NatureSpace

No comment.

PARISH COUNCIL OBSERVATIONS

Lindfield Parish Council has no objections.

INTRODUCTION

The proposal is seeking planning permission for a proposed two storey rear extension, ground floor rear and front extensions and rooflights to the front roof pitch.

RELEVANT PLANNING HISTORY

No relevant history.

SITE AND SURROUNDINGS

28 Appledore Gardens is a detached chalet style bungalow with a catslide style roof and half hipped pitches to the side elevations. The property is set to the northern side of the highway. The existing dwelling is set back from the highway edge by existing front garden amenity space and a low brick-built boundary wall. The property benefits from off street parking to the front of the property to accommodate approximately three cars as well as a single storey detached garage outbuilding. The dwelling is afforded garden amenity space to the rear with mature boundary planting. Externally, the property is characterised by red brick exterior walls, a plain tiled roof and white uPVC windows and doors.

The site is within the built-up area for Haywards Heath and Lindfield as defined in the District Plan (DP). Neighbouring properties are located to the east, west and north. Highway is located to the south.

APPLICATION DETAILS

The proposal would extend the existing dwelling to the rear through a part two-storey part-single-storey extension. This two-storey element would have a maximum width of some 9.2 metres and a maximum depth of some 1.9 metres. This would have a crown roof, with a maximum height of some 5.8 metres and a height to the eaves of some 5.1 metres. It is proposed to install three windows at first floor level and one window at ground floor level on the rear (northern) elevation. It is also proposed to install 2 no.

windows on the side (eastern) elevation at first floor level to serve a walk-in wardrobe and a bathroom. The single storey element would measure some 5.8 metres in width and some 1.8 metres in depth. This would have a pitched roof with a maximum height of some 3.4 metres and a height to the eaves of some 2.6 metres. This would have two rooflights on the rear (northern) roof pitch and one set of bifold doors on the rear (northern) elevation. It is proposed to use this as a kitchen/diner at ground floor level and as a 2 no bedrooms at first floor level.

In addition, a porch extension would also be developed as part of the proposal. This would have a width of some 2.2 metres and a depth of some 1.9 metres. This would have a pitched roof, with a height to the ridge of some 3.9 metres and a height to the eaves of some 2.6 metres.

Proposed external materials throughout would comprise of matching brickwork, roof tiles and 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 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.

There are no relevant policies.

Neighbourhood Plan

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:

DPS2 - Sustainable Design and Construction

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
- Parking arrangements
- Biodiversity Net Gain

Design and Character

Policy DP26 of the District Plan relates to character and design and states in part that:

'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 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);*
- o incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;'*

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 proposed two storey rear extension would utilise a crown roof form and would be set slightly lower than the original dwellings ridge. Whilst this extension would increase the existing properties overall bulk and size, it is considered that other properties have been altered in similar fashion to their rear elevations throughout the street. The use of matching roof tiles is considered to help the extension embed with the

existing further. Regarding the proposed front porch, whilst the extension would not be in keeping with the existing street scene, given the modest nature of the proposal and that the roof pitch would be sympathetic to the existing roof form, it is not considered that this would be harmful to the character of the area. Regarding the rooflights to the front elevation, the proposed rooflights are considered to have a balanced appearance and as other rooflights can be found within the immediate street scene this aspect of the proposal is not considered harmful.

The proposal is therefore deemed to accord with the above-mentioned part of policy DP26 of the District Plan and the Mid Sussex Design Guide.

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);'

To the western side is 30 Appledore Gardens which has previously benefited from a two-storey rear extension and is located on lower ground level than the application property. The proposal would be some 1.5 metres from this property. Whilst it is considered that the proposed two storey extension would cause a loss of light and outlook, it is considered that the level of harm that would occur would not be significant enough to warrant the refusal of this application. As the two-storey side extension would have a crown roof which would slope away from these neighbours, it is not considered that the development would cause significant overshadowing or enclosure.

To the eastern side is 26 Appledore Gardens which is some 2.3 metres from the proposal. This neighbouring property is located on higher ground level than the application property. Whilst it is considered that the proposed two storey extension would cause a loss of light and outlook, it is considered that the level of harm that would occur would not be significant enough to warrant the refusal of this application. As the two-storey side extension would have a crown roof which would slope away from these neighbours, it is not considered that the development would cause significant overshadowing or enclosure. The proposal includes the installation of 2 no. windows at first floor level on the side elevation. Given the existing arrangement, it is not considered that this would give rise to significant overlooking concerns. An obscure glazed window can be secured by a suitably worded condition should permission be granted.

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.

Parking arrangements

Policy DP21 of the District Plan seeks to ensure that schemes are sustainably located to minimise the need for travel, and protect the safety of road users and pedestrians, and seeks to provide adequate parking in relation to development proposals.

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. The property currently has two bedrooms. West Sussex County Council Parking Standards Guidance (2020) outlines that for a 4-bedroom dwelling in this location that 3 parking spaces should be provided. There is an external parking space in front of the garage to accommodate three cars and a detached garage, which would remain. 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.

PLANNING BALANCE AND CONCLUSION

The proposal is considered to be appropriate in terms of design, size and scale to the dwellinghouse and locality, and would not cause significant harm to the amenities of neighbouring properties.

In conclusion, the proposal complies with Mid Sussex District Plan policy DP26 and the relevant provisions of the NPPF. The application is therefore recommended for approval.

Decision: Permission

Case Officer: Catherine Cardin