

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0143	Case Officer:	Andrew Horrell
Application Type:	Householder Application		
Proposal:	Proposed two storey side extension and alterations.		
Site:	33 Dukes Road, Lindfield, Haywards Heath, West Sussex, RH16 2JQ, , ,		
Validation Date	21 Jan 2025	Overall Expiry Date:	13 Feb 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	4 Mar 2025
Target Date:	18 Mar 2025	Recommending Officer Signature:	Andrew Horrell

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
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Signed and Agreed By:	Stephen Ashdown	Date:	4 Mar 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0143

**33 Dukes Road, Lindfield, Haywards Heath, West Sussex, RH16 2JQ, ,
Proposed two storey side extension and alterations.
Mr And Mrs P Lewry**

SUMMARY OF REPRESENTATIONS

A comment has been received from No.34 Dukes Road on the following grounds:

- Worried about need to access land within ownership of No.34 to undertake works if approved

SUMMARY OF CONSULTEES

None received

PARISH COUNCIL OBSERVATIONS

Lindfield Parish Council has no objection to this application.

INTRODUCTION

Planning permission is sought for a two-storey side extension and alterations.

RELEVANT PLANNING HISTORY

CU/084/78 - Utility room extension. (approved)

CU/057/83 - Lounge and Master Bedroom Extension, Formation of Carport and internal alterations to this two storey residence. (approved)

09/01621/FUL - Single storey front and rear extensions (approved)

SITE AND SURROUNDINGS

33 Dukes Road is a two storey detached hipped roofed dwelling within a cul-de-sac serving 31-36 Dukes Road. The walls are a mix of face brickwork, hanging tiles, painted render. The property is characterised by an existing front gable and front flat roofed dormer with white upvc windows and mix of timber and upvc doors.

To the north of the site is the adjacent No.34, to the south of the site is close boarded fencing to neighbouring No.32, to the east of the site is the driveway to highway beyond and to the west of the site is the rear garden to neighbouring No.8 Alma Road beyond.

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

APPLICATION DETAILS

The existing study is to be removed which approximately measures 3m in depth, 3m in width with a height to eaves of 2.88m and an overall height of 3.75m.

The existing side car port is to be removed which measures 9.4m in depth, 2.75m in width with a height of 2.6m.

The proposed two storey side extension approximately measures 10.7m in maximum depth, 5.65m in width with a height to eaves of 4.5m and an overall height of 6.2m. This is to serve a garage on the ground floor and a master bedroom, bathroom and dressing room on the first floor.

The proposed front dormer approximately measures 1.8m in depth, in width of 2.05m with a height to eaves of 1.2m and an overall height of 2.3m.

Alterations to the existing single storey rear extension is proposed to install an additional rear window and a rear door.

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

WSCC Guidance on Parking at New Developments - September 2020

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

Relevant policies:

None relevant

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) 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 side extensions states the following:

'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'

Similar side extensions are widespread within the streetscene including at No.34 (DM/18/0884) and No.31 (DM/21/0308).

The two-storey side extension is subservient to the ridge height, the hipped design of the existing dwelling is maintained. The use of matching materials means that it is deemed acceptable in terms of character and design.

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'.

Dormers characterise the streetscene including at neighbouring No.34 which had dormers approved under DM/18/0884 (approved at appeal APP/D3830/D/18/3212613)

The proposed front dormer is modestly sized, pitched roofed and set down from the ridge, therefore it complies with the guidance set out with the Mid Sussex Design Guide SPD.

The proposal therefore complies with DP26 of the Mid Sussex District Plan, principles DG49, DG50 and DG52 of the Mid Sussex Design Guide and the relevant principles of the NPPF.

Parking Standards

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

There is parking for at least 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'.

In terms of light, the most affected first floor side window serves a bedroom, however this is some 6m from the proposal and would no more harmed that it is from the existing dwelling.

In terms of overlooking from the first floor front and rear windows, this would be no more harmful than the existing first floor windows and the level of overlooking expected within the built-up area.

Therefore, in terms of neighbouring amenities, the proposal is not deemed significantly harmful and complies with this element of policy DP26 of the Mid Sussex District Plan.

Other

The neighbour at No.34 within their comments, mention the applicant potentially using land owned by No.34 to conduct the build of any approval, if this needs to occur this is a separate private legal matter and not a planning issue. The neighbour has suggested this be formalised by a condition, however it is deemed that the imposition of such a condition does not meet the tests set out under paragraph 58 of the National Planning Policy Framework.

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 appropriate in terms of design and will not negatively impact on the host dwelling nor its immediate setting, will not result in harm towards neighbouring amenities and retains sufficient parking provision.

The proposal will comply with Policies DP21 and DP26 of the District Plan, principles DG49, DG50 and DG52 of the MSDC Design Guide, WSCC Parking standards Guidance and the requirements of the NPPF.

Decision: Permission

Case Officer: Andrew Horrell