

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/3250	Case Officer:	Anna Tidey
Application Type:	Householder Application		
Proposal:	Proposed single and two storey, rear and side extensions. Infill of existing entrance canopy to form internal porch. Removal of parapet roof and replacement of flat rooflight with a roof lantern.		
Site:	34 Finches Park Road, Lindfield, Haywards Heath, West Sussex, RH16 2DN, ,		
Validation Date	15 Jan 2026	Overall Expiry Date:	13 Feb 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	10 Mar 2026
Target Date:	12 Mar 2026	Recommending Officer Signature:	Anna Tidey

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	11 Mar 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/3250

**34 Finches Park Road, Lindfield, Haywards Heath, West Sussex, RH16 2DN, ,
Proposed single and two storey, rear and side extensions. Infill of existing entrance canopy to
form internal porch. Removal of parapet roof and replacement of flat rooflight with a roof lantern.
Ms Bromelow**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

None.

PARISH COUNCIL OBSERVATIONS

Lindfield Parish Council: No objections.

INTRODUCTION

This application follows recent applications under DM/24/1279 and DM/24/2728 for works to extend a detached house at No 34 Finches Park Road in Lindfield.

This application seeks planning permission for similar single and two storey rear, front and side extensions and infilling the front entrance canopy to form an internal porch, but with design amendments to the approved plans.

RELEVANT PLANNING HISTORY

DM/24/2728. Proposed single and two storey, rear and side extensions. Infill of existing entrance canopy to form internal porch. New doors and windows. Approved March 2025.

DM/24/1279. Proposed single and two storey rear and side extensions. Infill of existing entrance canopy to form internal porch. New doors and windows. Amended Plans received 30.07.2024 showing garage space retained and obscured glazing in new first floor side windows. Approved May 2024.

SITE AND SURROUNDINGS

No 34 Finches Park Road is a 3 bed detached house, located on an established residential road off Hickmans Lane in the Built up Area boundary of Lindfield.

The house benefits from an attached single garage, with a front projecting pitched roof which extends forward of the front wall of the house to form an attached open fronted porch canopy. To the front of the garage there is a 7m long driveway providing off road parking space for one car. The open plan frontage is laid to lawn.

The area to the south of No 34 Finches Park Road fall within an area at risk of Surface Water flooding (2025), but this does not affect the application site.

APPLICATION DETAILS

Planning permission was recently granted for a proposed first floor extension over part of the garage, attached to a single and two storey extension at the rear of the house, and additions to the existing front porch to form a new gabled entrance.

This application seeks planning permission for alterations to the design of the extensions, and fenestration alterations. The proposed works also include infilling the front entrance canopy to form an internal porch.

The amended scheme shown on the submitted plans for the current application include:

- an increased depth for the approved rear two storey extension (from 4m to 5m).
- a changed design on the adjacent 5m deep single storey rear extension from a flat roof with a 3.1m high parapet wall to a 2.7m high flat roof with a fascia detail.
- The revised roofline on the single storey rear element is now shown to include a 2.9m deep by 1.4m wide glazed roof lantern in place of a similar sized flat rooflight.
- a change in the new front door design.
- fenestration changes to include altered window opening patterns on the front and rear elevations.
- a change from bifold to sliding patio doors and the enlargement of an existing rear first floor bedroom window from a two pane width to a triple window.

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, the Lindfield and Lindfield Rural Neighbourhood Plan and Site Allocations DPD.

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 on 28th March 2018.

Relevant policies:

DP21 Transport
DP26 Character and design
DP38 Biodiversity
DP41 Flood Risk and Drainage

Site Allocations Development Plan Document

The SADPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

There are no policies deemed relevant to this application.

Neighbourhood Plan

Lindfield and Lindfield Rural Neighbourhood Plan -made 15 December 2016.

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
DPS6 Health and Wellbeing
DPB1 Character and Design
DPT4 Parking and EV Charging Infrastructure
DPN1 Biodiversity, Geodiversity and Nature Recovery

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.

West Sussex County Council Guidance on Parking at New Developments - September 2020

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
- Impact on residential amenities
- Parking provision
- Drainage

Design

Policy DP26 of the District Plan relates to character and design and requires all proposals to be well designed and reflect the distinctive character of the towns and villages as well as addressing the character and scale of the surrounding buildings and landscape.

As the site is located in the built up area of Lindfield the development plan in this part of Mid Sussex consists of the District Plan and the Lindfield and Lindfield Rural Neighbourhood Plan. There are no relevant policies in the Neighbourhood Plan.

The Council's adopted Design Guide is a material consideration in the determination of the application. Chapter 9 of the Design Guide relates to household extensions. Design Principle DG49 states that extensions should respond to the design of the original dwelling and applicant will be expected to demonstrate how local character has informed the design proposal.

Design Guide Principle DG50 refers to Front and Side extensions and states that they will be resisted where they have an adverse impact on the street scene or the appearance of a dwelling. With regards to side extensions the guidance states that they 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. Side extensions will

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.

Design Guide Principle DG51 refers to rear extensions. These should 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 principle of the extensions has been accepted in the approved applications. The proposed alterations now proposed represent minor changes to the approved scheme, the overall design and form of which has been accepted. The changes will not harmfully affect the overall character and appearance of the area or public views from the street.

Consequently, the appearance of the proposed works are considered to accord with Policy DP26 and with the relevant Design Guide principles.

Impact on residential amenities

Policy DP26 of the District Plan requires developments to demonstrate that it does not cause significant harm to amenities of existing nearby residents (or future occupiers), taking into account matters such as impact on light, privacy and outlook.

In addition Principle DG45 in the Design Guide refers to the need to consider privacy of existing and future residents and it is noted that privacy may be affected by the relationship of buildings to each other.

The immediate neighbouring property is No 32 Finches Park Road. The proposed side wall of the first floor addition at No 34 will face north east towards the side wall of No 32. As previously approved an obscure glazed bedroom window is proposed in the first floor of the proposed side addition. The bedroom will also benefit from a front facing plain glazed window. The proposed use of obscured glazing in the secondary side facing window will overcome overlooking issues towards the neighbouring property at No 32. It is considered that this window will not impinge harmfully upon the outlook or the amenity for the occupiers of No 32. The additional 1m depth to the first floor on the rear two storey addition will not result in a significant harm to the amenities of the neighbouring occupiers.

The neighbouring house located to the south west of the site is No 36 Finches Park Road Road. This also benefits from a side garage which provides spacing between the properties. There is also a good degree of screening from a hedge growing along the southern garden boundary of No 34, adjoining the rear garden area of that property.

The form of the rear addition sited closest to No 36 has been accepted in the approval of DM/24/2728. The lowered flat roofline on the single storey element will not harm the neighbours. As such the amended scheme for the proposed extensions will not cause significant harm to the amenities of the residents living at No 36 Finches Park Road.

The proposal will not result in a significant harm to the amenities of the neighbouring occupiers and accords with the requirements of Policy DP26 of the District Plan and the relevant principles of the Design Guide.

Parking provision

The proposal will increase the number of bedrooms in the house from three to four. The existing frontage parking arrangements will remain unchanged. The garage will remain unaltered and the existing front driveway will be retained to provide off road parking space.

For a three bed property located in Lindfield the West Sussex County Council Guidance on Parking recommend a maximum of 1.7 spaces should be provided. A four bed property requires 2.2 spaces.

The proposed on site parking provision will accord with the requirements of the West Sussex County Council Guidance. The proposal will therefore accord with District Plan Policy DP21.

Drainage

The application has been supported by the submission of a Flood Risk Assessment. The former application was reviewed by the Council's Flood Risk & Drainage Team. They raised no objection to the proposal.

A similar Informative is recommended to make the applicants aware of their drainage responsibilities.

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 changes to the approved plans will not adversely affect the character and appearance of the property within the street scene of Finches Park Road.

It is considered that the new additions and related internal and external alterations will not cause significant harm to the neighbouring amenities. The proposal accords with the aims of District Plan Policy DP26 and the relevant principles of the Design Guide.

The proposed on site parking provision will accord with the requirements of the West Sussex County Council Guidance. The proposal will therefore accord with District Plan Policy DP21.

Consequently this application is recommended for approval.

Decision: Permission

Case Officer: Anna Tidey