

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1026	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Proposed single storey extension to the side of the property and new outbuilding		
Site:	51 William Allen Lane, Lindfield, Haywards Heath, West Sussex, RH16 2SE, , ,		
Validation Date	22 Apr 2025	Overall Expiry Date:	7 Jul 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	8 Jul 2025
Target Date:	17 Jun 2025	Recommending Officer Signature:	<i>Catherine Cardin</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	8 Jul 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1026

**51 William Allen Lane, Lindfield, Haywards Heath, West Sussex, RH16 2SE, ,
Proposed single storey extension to the side of the property and new outbuilding
Mr Matt Davison**

SUMMARY OF REPRESENTATIONS

There were no letters of representation received in response to the current proposal.

SUMMARY OF CONSULTEES

SOUTHERN WATER

No objection.

MSDC Drainage

No objection.

PARISH COUNCIL OBSERVATIONS

The initial consultation response stated that LRPC have no comment on this consultation. The second consultation did not receive a response.

INTRODUCTION

Planning permission is sought for a proposed single storey extension to the side of the property and new outbuilding.

RELEVANT PLANNING HISTORY

DM/18/1042- Proposed two storey side extension and single storey rear extension. Permission.

SITE AND SURROUNDINGS

51 William Allen Lane is a detached two storey dwelling. It is constructed of red brick, with white upvc windows and a pantile roof. The dwelling has hanging tiles to the front first floor elevation. The property benefits from brick paved off-road parking to the front of the property. The property also has a garden and garage to the rear.

The property lies within the built-up area of Lindfield. Neighbouring properties are located to the north and south. Highway is located to the east. An area of open green space lies to the west.

APPLICATION DETAILS

The application seeks to construct a single storey side extension. It is proposed to be used a dining room and study. This would project from the northern flank by some 2.2 metres and would measure some 7 metres in width. This would have a pitched roof, with a height to the eaves of some 3.3 metres and a maximum height of some 3.6 metres. It is proposed to clad the extension in light grey cladding board. The proposed windows would be light grey aluminium.

Furthermore, it is also proposed to demolish the existing garage to the rear and side of the property and to construct a new outbuilding. It is proposed to use this as a garden room office. This would measure

some 6.1 metres in width and some 2.9 metres in depth. This proposal would have a flat roof with a maximum height of some 3.3 metres. This would have sliding doors on the side (southwest) elevation. This would also have a window on the rear (northwest) elevation. The outbuilding would be clad with vertical composite boarding, with light grey aluminium windows and doors.

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.

Neighbourhood Plan

Lindfield and Lindfield Rural Neighbourhood Plan made in 2016.

Relevant policies:

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:

DPS1 - Climate Change

DPS2 - Sustainable Design and Construction

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 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
- Biodiversity Net Gain

Design and Character

Policy DP26 of the Mid Sussex District Plan relates to design and character and 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."*

There are a number of estate style dwellings, typically of brick-built exteriors within the site's locality. It is noted that there is some existing visual variance amongst the street scene, with properties having been extended in varying formats previously. It is noted that the application site sits at a lower topographical level than the roadside and views towards the principal elevation are somewhat reduced as a result of this.

The proposed single storey side extension is considered to be modest and subservient in relation to the host dwelling. The proposed extension, alongside the approved two-storey side extension at no. 49,

would close an existing gap between No.49 and 51 to the south-west. However, this view is not considered to be of significant importance in the wider streetscape. Although the proposed materials would not match the existing, the proposed natural hardwood boarding is considered to be high quality and would therefore not be considered harmful to the streetscene.

To the rear of the property, the proposal would also demolish an existing garage. It is considered that this existing garage is of limited architectural merit and therefore its demolition is not considered to be contentious. It is proposed to replace this with a single storey flat roof outbuilding. The proposed outbuilding is considered to be set within a visually discrete position, with regard to the public domain, and would appear clearly subservient towards the host dwelling by virtue of its limited size and scale.

The proposal is therefore considered to comply with Policy DP26 of the District Plan, the Lindfield and Lindfield Rural Neighbourhood Plan and the relevant principles of the Mid Sussex Design Guide SPD.

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 proposed side (southwest) elevation, there would be sliding doors which would face outwards towards the adjacent neighbouring property at no. 53. It is considered that the existing boundary fencing and hedge would largely obscure views from the proposed opening and would not result in overlooking. As such, it is not considered that the proposed side doors would give rise to a significant overlooking impact.

Regarding the neighbour at no. 49, the proposed outbuilding would connect to adjoining garage with the same footprint as the existing garage, so the proposal is not considered to give rise to any significant overlooking concerns. Given the single storey nature of the proposal, and the pitched roof design, it is not considered that the proposal would cause significant harm to the light or outlook to this neighbour.

Parking

Policy DP21 of the District Plan requires development proposals to protect the safety of road users and pedestrians. Additionally, paragraph 116 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or residual cumulative impacts on the road network would be severe.

The proposed development would demolish the existing semi-detached garage on site in order to accommodate space for the proposed outbuilding. As such, the site would lose an offroad parking space. A three-bedroom property would be required to demonstrate two off road parking spaces in accordance with the West Sussex County Council Parking Standards. It is considered that the existing front driveway has sufficient space to accommodate two parking spaces, measuring at circa 12m in length.

It is therefore considered that the proposal would result in an acceptable impact with regard to highways and accords with Policy DP21 of the 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

In conclusion, the proposal is appropriate in terms of design and will not negatively impact on the host dwelling nor its immediate setting and will not harm neighbouring amenities.

The proposal will comply with Policies DP21 and DP26 of the District Plan, the Lindfield and Lindfield Rural Neighbourhood Plan, the MSDC Design Guide and the requirements of the NPPF.

Decision: Permission

Case Officer: Catherine Cardin