

Delegated Decision

Sign off Sheet

Ref. No:	DM/24/2728	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. New doors and windows.		
Site:	34 Finches Park Road, Lindfield, Haywards Heath, West Sussex, RH16 2DN, ,		
Validation Date	21 Jan 2025	Overall Expiry Date:	26 Feb 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	10 Mar 2025
Target Date:	18 Mar 2025	Recommending Officer Signature:	Anna Tidey

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Joanne Fisher	Date:	10 Mar 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/24/2728

**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. New doors and windows.
Ms Bromelow**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Flood Risk and Drainage: The Flood Risk Assessment provided meets with the minimum requirements of the Environment Agency (EA) standing advice for minor extensions, and as such we have no objection to the proposal.

Preparing a flood risk assessment: standing advice - GOV.UK (www.gov.uk)

Drainage features can be managed via building regulations and building control as necessary.

As an advisory, we would suggest the Applicant consider the resistance and resilience measures suggested within the EA advice and implement any they deem appropriate due to the increased flood risk in the vicinity of this as a residential site (which are classified as 'more vulnerable').

Tree Officer: I agree that a tree report would be required for the proposal. Please could one be requested?

PARISH COUNCIL OBSERVATIONS

Lindfield Parish Council: No objection to this application.

Further comments: Lindfield Parish Council has no objection to this application but questions whether full consideration has been given to DP39 Sustainable Design and Construction. Following the felling of the mature tree in the front garden, the front roof would appear to be suitable for a PV array to provide renewable sources of energy, as some local neighbours have already done.

INTRODUCTION

This application follows a recent application under DM/24/1279 for works to extend the house. This application seeks planning permission for enlarged single and two storey rear, front and side extensions, works to infill the front porch and to create an open porch canopy, and the insertion of new windows and doors at a detached house at No 34 Finches Park Road in Lindfield.

A tree growing in the front garden has been felled during the course of determining the application.

RELEVANT PLANNING HISTORY

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 and within this, on the front corner next to the drive, there is a tree.

The area at the rear of the houses on this part of Finches Park Road fall within a 1 in 1000 year Surface Water Flooding area.

APPLICATION DETAILS

This application seeks planning permission for a proposed first floor extension over part of the garage, attached to a proposed single and two storey extension at the rear of the house, and additions to the existing front porch to form a new gabled entrance.

The proposed additions will enlarge the ground floor to create a new open plan kitchen/dining room and a utility/boot room, an enlarged living room and an enclosed porch with added WC on the ground floor.

The submitted plans also show the existing ground floor layout to be reconfigured to create a new snug/playroom within the existing kitchen space, with the internal living room wall relocated. The existing open porch is to be enclosed which will enlarge the hallway area and allow the relocation of the WC to create a new cloakroom at the bottom of the staircase.

A 1.3m deep single storey addition with a lean to roofline to match up with that on the existing front porch projection will allow the remaining reconfigured living room space to be enlarged. A 1m deep by 2.8m wide open porch, with a gabled roof canopy is proposed to the front of the enclosed porch to create a new entrance serving the new glazed front doorway, which is shown to have full height glazed side lights. The plans include the addition of an obscured window for the WC in the matching brickwork infill wall.

The existing garage is shown to be retained, served by the existing driveway. A tree that was formerly growing in the front garden, located within the front lawn, and next to the driveway, has been felled.

At first floor the extension will provide an enlarged third bedroom, a new fourth master bedroom, with an ensuite shower room, and a new shared family bathroom. Changes to the first floor layout also include the enlargement of the hallway to provide an airing cupboard and wardrobe space off a widened central corridor.

A new side door and window are proposed on the north facing side elevation of the proposed extension at ground floor level. These will serve the new utility/boot room, with access onto the side pedestrian access path, which will narrow to a width of 1.2m alongside the new extension.

As a consequence of the layout of the rooms in the side extension, which removes the rear facing window in the third bedroom, a new 1.5m wide first floor window is proposed in the side wall of the extension to serve this bedroom. This is annotated on the plans to be obscure glazed. A smaller secondary front facing plain glazed window will also serve this bedroom.

To the rear the proposed extension will be a maximum of 5m deep, with the two storey section extending to a depth of 4m. This is shown to have a gabled roofline. The single storey sections will have a flat roofline, surrounded by a parapet wall. A 3m deep by 1.5m wide (approx) flat rooflight is proposed within the roof above the internal dining space.

At ground floor the extension will be constructed with a 4.5m wide set of glazed folding doors in the rear facing wall and a 2.6m wide casement window to light the open plan kitchen/dining room which will extend to the full width of the original house plus the proposed side extension.

At first floor level the master bedroom will be lit by a 2.6m wide casement window, facing over the rear garden at the rear. The family bathroom will have a rear facing 1.1m wide obscured window.

Externally the extension will result in the removal of one of the two chimneys on the house, at the northern end of the existing gabled roof. The proposed extensions will be constructed with matching brickwork on the ground floor, with first floor white rendered finish. The roofs will be finished with matching roof tiles.

In summary the changes now proposed, compared to the former approved scheme under DM/24/2728, are as follows:

- The depth of the rear extension has increased to 5m at ground floor, the 4m depth being retained at first floor level.
- The roofline of the approved single storey element at the rear has a lean to style. The revised design has a flat roof.
- On the front elevation the proposal includes the approved porch infill, and a new open canopy addition and a 1.3m deep single storey front extension.

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 at Full Council on 28th March 2018.

Relevant policies:

DP21 Transport
DP26 Character and design
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

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 seeks to promote well located and designed development, to protect valued characteristics of the built environment for their historical and visual qualities and support sustainable communities and create accessible environments. The wording of Policy DP26 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 DP29);*
- * 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.'*

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.

Also relevant in the determination of the application is the design guidance contained in the Mid Sussex Design Guide, which seeks good design in house alterations and extensions. Principle DG49 states:

'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. Extensions should also normally be designed to be well integrated with the existing scale, form and massing allow the original building to remain the dominant element of the property whether it has one or several additions.'

Extensions should typically use simple, uncomplicated building forms to complement 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.

Extensions should not result in a significant loss to the private amenity area of the dwelling.

There are two general approaches to extending a property:

- designing in the style of the existing building by closely matching its facing materials, architectural features, window sizes and proportions; and*
- designing in a contemporary style that takes its cues from key aspects of the existing building that might include its underlying form and proportions, facing materials, window design and other specific architectural features. The success of this approach is particularly reliant on high quality facing materials and finishes, and this will normally need to be demonstrated through detailed elevations and section drawings.*

Both approaches can create successful, well designed extensions that can be mutually beneficial to both the house and the wider area. All extensions and alterations should consider their impact on neighbouring properties (refer to Chapter 8 on residential amenity).'

Design Guide Principle DG50 refers to Front and Side extensions and states:

'Front and side extensions are typically visible from the public realm and will be resisted where they have an adverse impact on the street scene or the appearance of a dwelling.'

Front extensions

Front extensions are more likely to be acceptable where the building line is staggered or where the dwelling is set well back from the road. They are less likely to be acceptable in streets with a strong consistent building form as they risk disrupting the underlying order. Where front extensions are considered acceptable, they should normally be limited to a modest single storey or porch-type extension that reflect the character of the existing property.

Side extensions

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'.

Design Guide Principle DG51 refers to Rear extensions and 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 side extension will align with the front wall of the house, being set back behind the existing front lean to roofline on the garage. It will form an infill addition at first floor level at the side of the house. The adjacent house at No 32 is setback from No 34. As a result of the layout and form of the two houses a gap will remain between the houses at first floor level after the addition of the proposed side and rear extension at No 34.

The proposed extensions will extend across the full width of the property at the rear. The extensions will enlarge the house from a three to a four bed property.

The overall design and form of the proposed additions are considered acceptable and will complement the style of the original house. As the bulk of the additions are located to the rear of the property they 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

District Plan Policy DP26 requires 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.'*

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. This is sited to the north east and is slightly set back relative to No 34.

That detached house is of a similar layout to No 34, but is handed. That house has been extended on the southern side to the rear of the garage with a ground floor flat roofed extension. A first floor bathroom window is located in the side wall at No 32 and this faces towards the northern side wall of No 34.

The proposed side wall of the first floor addition at No 34 will face north east towards the side wall of No 32. 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 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 means that the views from the rear of that property will be more immediately of the single storey element with the two storey part sited some 5.5m away from the boundary of the two houses. It is considered that the proposed 1.3m deep front addition will not harm the neighbours. As such the proposed extensions will not cause significant harm to the amenities of the residents living at No 36 Finches Park Road.

Given the detail of the proposal and the relationship with the neighbouring properties, it is deemed that no significant harm will be caused by the proposed development to the privacy, outlook, daylight and sunlight of the immediate residents.

The proposal accords with the requirements of the more up to date Policy DP26 of the District Plan and the relevant principles of the Design Guide.

Parking provision

With regards to parking provision for the extended house the relevant District Plan Policy is DP21, which states:

'Development will be required to support the objectives of the West Sussex Transport Plan 2011- 2026, which are:

- o A high quality transport network that promotes a competitive and prosperous economy;*
- o A resilient transport network that complements the built and natural environment whilst reducing carbon emissions over time;*
- o Access to services, employment and housing; and*
- o A transport network that feels, and is, safer and healthier to use.*

To meet these objectives, decisions on development proposals will take account of whether:

- o The scheme is sustainably located to minimise the need for travel noting there might be circumstances where development needs to be located in the countryside, such as rural economic uses (see policy DP14: Sustainable Rural Development and the Rural Economy);*
- o Appropriate opportunities to facilitate and promote the increased use of alternative means of transport to the private car, such as the provision of, and access to, safe and convenient routes for walking, cycling and public transport, including suitable facilities for secure and safe cycle parking, have been fully explored and taken up;*
- o The scheme is designed to adoptable standards, or other standards as agreed by the Local Planning Authority, including road widths and size of garages;*
- o The scheme provides adequate car parking for the proposed development taking into account the accessibility of the development, the type, mix and use of the development and the availability and opportunities for public transport; and with the relevant Neighbourhood Plan where applicable;*
- o Development which generates significant amounts of movement is supported by a Transport Assessment/ Statement and a Travel Plan that is effective and demonstrably deliverable including setting out how schemes will be funded;*
- o The scheme provides appropriate mitigation to support new development on the local and strategic road network, including the transport network outside of the district, secured where necessary through appropriate legal agreements;*
- o The scheme avoids severe additional traffic congestion, individually or cumulatively, taking account of any proposed mitigation;*
- o The scheme protects the safety of road users and pedestrians; and*
- o The scheme does not harm the special qualities of the South Downs National Park or the High Weald Area of Outstanding Natural Beauty through its transport impacts.*

Where practical and viable, developments should be located and designed to incorporate facilities for charging plug-in and other ultra-low emission vehicles.

Neighbourhood Plans can set local standards for car parking provision provided that it is based upon evidence that provides clear and compelling justification for doing so'.

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 site lies within a 1 in 1000 year Surface Water Flooding area. The application has been supported by the submission of a Flood Risk Assessment. The Flood Risk Assessment provided meets with the minimum requirements of the Environment Agency (EA) standing advice for minor extensions.

Southern Water sewers and manholes are located within the site. Any drainage matters are the remit of Southern Water and can be managed via building regulations, and do not preclude the determination of the application. An Informative is recommended to make the applicants aware of the relevant comments and 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 proposed extensions and related alterations will impact the front, the north eastern side and the north western facing rear elevations of the property. It is considered that the form, scale and position of the additions 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.

Any drainage matters are the remit of Southern Water and can be managed via building regulations, and do not preclude the determination of the application.

Consequently this application is recommended for approval.

Decision: Permission

Case Officer: Anna Tidey