

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0077	Case Officer:	Peter Davies
Application Type:	Householder Application		
Proposal:	Single storey rear extension and single storey side extension and an infill front porch.		
Site:	35 Finches Park Road, Lindfield, Haywards Heath, West Sussex, RH16 2DA, ,		
Validation Date	11 Feb 2026	Overall Expiry Date:	11 Mar 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	30 Apr 2026
Target Date:	8 Apr 2026	Recommending Officer Signature:	Peter Davies

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	30 Apr 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0077

**35 Finches Park Road, Lindfield, Haywards Heath, West Sussex, RH16 2DA, ,
Single storey rear extension and single storey side extension and an infill front porch.
Powell And Teefey-Lee**

REPRESENTATION RECEIVED

None received.

SUMMARY OF CONSULTEES

Southern Water

No objection.

Drainage

No objection subject to the development incorporating all flood mitigation and resilience measures set out in the submitted additional drainage information, including finished floor levels.

PARISH COUNCIL OBSERVATIONS

Lindfield Parish Council has no objections.

INTRODUCTION

The application seeks planning permission for a single storey rear extension, single storey side extension and infill front porch.

RELEVANT PLANNING HISTORY

CU/037/76 - Single storey side addition with dormer over. Permission

LF/053/89 - Proposed reconstruction and extension to rear of property. Permission

SITE AND SURROUNDINGS

The application property is a two-storey linked detached dwelling located on the south side Finches Park Road, within the built-up area boundary of Lindfield.

The application property has a pitched roof with catslide roof and dormer on the west side. The dwelling is constructed from brick with grey hanging tile and white render with white uPVC cladding. The dwelling is set back from the highway with off street parking to the front and a mixture of soft landscaping with a mature hedge along the front boundary. The locality is characterised by dwellings of a similar scale form and design along the south side of Finches Park Road. The wider area is characterised by a mixture of dwellings of varying scale and design with a similar form.

APPLICATION DETAILS

The application seeks planning permission for a single storey rear extension, single storey side extension and infill front porch. The rear extension will have a width and depth of approximately 11.95 metres and 2.10 metres and will wrap around the east side of the dwelling to form the side extension with an overall width and depth of approximately 2.40 metres and 5.30 metres. The extension will have a flat roof with a height of 2.50 metres.

The front porch is to be enlarged using the existing flat roof canopy and will extend forward by 0.45 metres with a width of 1.95 metres.

As part of the extension the garage is to be converted into habitable space with the garage door to be bricked up and to include windows to the front elevation.

The proposal will use materials to match the existing dwelling.

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 Linfield 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
DP41 - Flood Risk and Drainage

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 (made March 2016)

None relevant.

Other Material Considerations

Mid Sussex District Plan 2021-2039 Consultation 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 hearings were concluded on the 19th March 2026. The District Plan remains at Examination until the Inspector has published his report, until that time 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
DPS4 - Flood Risk and Drainage
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)

Paragraphs 8, 11, 131 and 135 are considered to be relevant.

National Planning Policy Guidance

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
- Impact on neighbouring properties
- Impact on parking provision
- Flood Risk and Drainage
- Other matters
- Biodiversity Net Gain

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:

- *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 DP27);*
 - *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.'*

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 relates to front and side extensions and states:

'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.'

Principle DG51 relates 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 extension is large in scale in terms of the footprint, however is of a modest depth and height. The extension would not be visible from the street scene and would be appropriate to the existing dwelling and the character of the area. The extension would be constructed from brick to match the existing dwelling.

The proposed porch enlargement is of a modest size infilling under the existing canopy. The porch would be visible from the street scene but is to be constructed from appropriate materials to match the existing dwelling. The garage to be converted will be bricked up using materials to match the existing dwelling and would be of an acceptable design to the character of the area.

The proposal is therefore considered to comply with policy DP26 of the District Plan and the Mid Sussex Design Guide SPD.

Impact on neighbouring properties

Policy DP26 of the Mid Sussex District Plan 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);'*

The proposed extension is to be up to the shared boundary to the east with no. 33 Finches Park Road marked by close board fencing. The extension is of a modest height with all openings facing into the application property rear garden. The extension will be approximately 3.5 metres from the shared boundary with no. 50 By Sunte to the west. The extension is of modest height set away from the boundary with no openings facing into the neighbouring property. The proposal will therefore not cause significant harm to neighbour amenities.

The porch and garage conversion face onto the street scene and the application property front garden and will therefore not cause significant harm to neighbouring amenity areas.

The proposal will therefore not cause significant harm to neighbouring properties and complies with policy DP26 of the Mid Sussex District Plan.

Impact on parking provision

Policy DP21 in part states:

'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;'

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 four bedrooms and 2 spaces on the driveway and 1 space in the garage. West Sussex County Council Parking Standards Guidance (2020) outlines that for a 4-bedroom dwelling in Parking Behaviour Zone 4 that 2.2 parking spaces should be provided. There is space for 2 cars on the driveway in front of the garage that will be retained. In addition, there are no restrictions on the surrounding roads that would prevent on road parking. 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.

Flood Risk and Drainage

Policy DP41 in part states:

'Particular attention will be paid to those areas of the District that have experienced flooding in the past and proposals for development should seek to reduce the risk of flooding by achieving a reduction from existing run-off rates.'

The site is located within an area identified as medium risk of surface water flooding for the present day as well as within an area at risk of historical surface water flooding.

The Council's drainage consultant has raised no objection subject to the development incorporating all flood mitigation and resilience measures set out within the additional drainage information submitted. This can be secured by a suitably worded condition.

Drainage can be managed via Building Regulations and Building Control.

Therefore, the proposal is considered to be in line with policy DP41 of the Mid Sussex District Plan.

Other Matters

Southern Water have provided comments on the proposal raising no objection and state surface water should not be disposed of into a public foul sewer and that any new connection would require a new sewer connection application to be submitted and approved by Southern Water.

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 considered to be appropriate in terms of design, form and scale to the dwellinghouse and locality, would not cause significant harm to the amenities of neighbouring properties, and would not result in flood risk. Therefore, the proposal complies with Mid Sussex District Plan policies DP21, DP26 and DP41 and with the relevant provisions of the NPPF. The application therefore accords with the Development Plan and is considered acceptable.

Decision: Permission

Case Officer: Peter Davies