

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1139	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	A single storey rear extension. Conversion of the garage to form a new dining area and bike store. Formation of a new utility space at ground floor level. A first floor rear extension and a first floor side extension to increase the size.		
Site:	33 Langmore Lane, Lindfield, Haywards Heath, West Sussex, RH16 2BD, , ,		
Validation Date	17 Jun 2026	Overall Expiry Date:	20 Aug 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	13 Aug 2026
Target Date:	12 Aug 2026	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:	17 Aug 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1139

**33 Langmore Lane, Lindfield, Haywards Heath, West Sussex, RH16 2BD, ,
A single storey rear extension. Conversion of the garage to form a new dining area and bike store. Formation of a new utility space at ground floor level. A first floor rear extension and a first floor side extension to increase the size.
Mr And Mrs Glaister**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Southern Water

No objection.

MSDC Tree Officer

No objection.

PARISH COUNCIL OBSERVATIONS

None received.

INTRODUCTION

Planning permission is sought for the erection of a single-storey rear extension, a first-floor rear extension, a first-floor side extension, and the conversion of the existing garage.

RELEVANT PLANNING HISTORY

06/00674/OUT- Outline application for residential development of 65 dwellings in a landscaped setting with a mixture of dwelling types. Adjacent areas for informal recreation and wildlife reserve to be secured by Section 106 Agreement. Refused.

08/02532/OUT- Outline application for residential development of 65 dwellings with a mixture of dwelling types. Adjacent areas for informal recreation and wildlife reserve to be secured by Section 106 Agreement. Permission.

SITE AND SURROUNDINGS

The application property is a two-storey semi-detached dwelling. The property is characterised by buff brick, plain roof tiles and white uPVC fenestration. The property benefits from an attached garage, with first-floor accommodation above.

The property lies within the built-up area boundary of Lindfield within a modern development. Neighbouring properties lie to the east, west and north. The public highway lies to the south.

APPLICATION DETAILS

The proposed single storey rear extension would measure approximately 5.6 metres in width and 4.1 metres in depth. This would incorporate a pitched roof with a ridge height of approximately 3.6 metres and an eaves height of 2.4 metres. A bi-fold door is proposed on the rear (northern) elevation, whilst two

rooflights are also proposed on the roof pitches. This would be finished in brick and roof tiles to match the existing dwelling.

The first-floor rear extension would measure approximately 5.1 metres in width and 1.2 metres in depth. This would incorporate a pitched roof with a ridge height of approximately 7.7 metres and an eaves height of 5.3 metres. This would incorporate two windows on the rear (northern) elevation at first-floor level. This would be finished in external materials to match the existing dwelling.

The first-floor side extension would measure approximately 3.5 metres in width and 2.4 metres in depth. This would project above an existing ground-floor parking space, with support provided by a structural pillar at the outer corner and would incorporate a pitched roof with a height to the ridge of approximately 8.1 metres and an eaves height of 4.3 metres. Two windows are proposed on the side (western) elevation at first floor level. The extension would be finished in external materials to match the existing dwelling.

Finally, it is proposed to convert the existing attached garage. Two windows are proposed on the side (western) elevation at ground floor level, whilst a further window is proposed on the rear (northern) elevation at ground floor level. The windows would be finished in uPVC 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 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

DP37 - Trees, Woodland and Hedgerows

Site Allocations DPD

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

Relevant policies:

No relevant policies

Neighbourhood Plan

Lindfield and Lindfield Rural Neighbourhood Plan was made in 2016.

Relevant policies:

There are 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 is currently at Examination with initial hearings held in February/March 2026. The Council is consulting on Main Modifications which are required to ensure the plan is legally compliant and sound. 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:

DPS2 - Sustainable Design and Construction

DPB1 - Character and Design

DPN4 - Trees, Woodland and Hedgerows

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)

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 Arrangements
- Biodiversity Net Gain

Design and character

Policy DP26 of the District Plan relates to character and design and requires all proposals to be well designed, reflect the distinctive character of the towns and villages, and be sensitive to the countryside. The policy also requires development to respond to the character and scale of the surrounding buildings and the landscape. In part the policy expects proposals to achieve high-quality design and layout, incorporate appropriate landscaping and greenspace; and create a strong sense of place.

Principle DG49 states in part that *'extensions should typically use simple, uncomplicated building forms to complement and coordinate with the scale, form and massing of the original dwelling.'*

Principle DG50 relates to side extensions and states in part that *'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.'*

DG51 relates to rear extensions and states that: *'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 application site lies within the built-up area boundary of Lindfield.

The proposed side extension is acceptable in terms of its design, form and scale and would appear proportionate to the host dwelling. Its set-back from the principal elevation and lower ridge height would ensure it remains subordinate to the original dwelling, which would retain visual dominance. The proposed roof form would integrate well with the existing dwelling, whilst the first-floor window arrangement would provide a balanced and coherent appearance.

The single-storey rear extension is considered acceptable by virtue of its scale and siting, which would preserve the primacy of the host dwelling. The proposed roof design reflects the existing dwelling and would contribute positively to the overall composition.

The first-floor rear extension would appear proportionate and, given its limited depth of approximately 1.2 metres, would remain subordinate to the original building. It would read as a natural addition to the dwelling, would not appear unduly prominent, and would have limited visibility from the public realm.

The garage conversion would introduce two ground-floor windows in the side elevation and one window in the rear elevation serving a dining room. The proposed fenestration is considered appropriate and would integrate satisfactorily with the existing dwelling.

The use of materials to match the existing dwelling would ensure a cohesive appearance.

Accordingly, the proposal would respect the character and appearance of the existing dwelling and surrounding area and is therefore considered to accord with Policy DP26 of the District Plan and principles DG49, DG50 and DG51 of the Mid Sussex Design Guide SPD.

Neighbouring amenities

In terms of impact on neighbouring amenities, Policy DP26 of the District Plan states proposals should *'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'*.

To the east of the application site lies no. 35 Langmore Lane. Whilst the proposal would result in an increase in the built form towards this neighbour, the modest scale of the ground floor and first-floor extensions, is such that no significant harm would arise in terms of light or outlook. As no side-facing windows are proposed, there would also be no significant loss of privacy.

To the west lies No. 31 Langmore Lane. Whilst the proposal would similarly increase the built form towards this neighbour, the modest scale and pitched-roof design of the side extension would ensure that no significant harm would arise to light or outlook. Two first-floor windows are proposed in the western side elevation. As these are shown as obscure glazed and would be secured by condition and retained as such thereafter, no unacceptable overlooking or loss of privacy would result. The two ground-floor windows and door would also not give rise to harmful overlooking due to the existing boundary treatment and the angled relationship between the properties.

Given the domestic nature of the development, no harmful impacts are anticipated in respect of noise, air quality or light pollution.

It is therefore considered that the proposal would not cause significant harm to the amenities of neighbouring properties. The proposal is therefore deemed to accord with the above-mentioned part of policy DP26 of the District Plan.

Impact on Trees

Policy DP37 of the District Plan states in part that the *'District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected.'*

There are four trees within the proximity of the development. The MSDC Tree Officer was consulted on the application and has provided a response. No objection has been raised to the proposal, subject to a condition to secure the Arboricultural Impact Assessment. The proposal is therefore considered to comply with the relevant criteria of policy DP37 of the District Plan.

Parking arrangements

Policy DP21 of the District Plan states that to meet the objectives of the West Sussex Transport Plan 2011- 2026, decisions on development proposals will take account of whether: *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;*.

It is noted that the proposal would result in the loss of an attached garage and the creation of one new bedroom. 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 dwelling would become a four-bedroom property, and the West Sussex County Council Parking Standards Guidance (2020) requires that 3 parking spaces should be provided. Whilst the proposal would not meet the parking standards set out within the WSCC Parking Standards Guidance (2020), the proposal relates to the extension of an existing dwelling rather than the creation of a new dwelling. The proposal would retain one off-street parking space on the driveway. The site lies within the built-up area boundary of Lindfield where services and facilities are accessible, and opportunities for on-street parking exist within the surrounding road network. On balance, it is not considered that the proposal would result in severe highway impacts sufficient to warrant refusal.

Therefore, whilst the proposal would not fully accord with the parking provision set out within the WSCC Parking Standards Guidance (2020), it is not considered that the resulting shortfall would give rise to severe highway impacts. On balance, the proposal is considered acceptable having regard to Policy DP21 of the Mid Sussex 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

The proposal is considered to be acceptable in terms of design, size and scale to the dwellinghouse and locality, and would not cause harm to the amenities of neighbouring properties.

In conclusion, the proposal would accord with Policies DP21, DP26 and DP37 of the Mid Sussex District Plan, and the Mid Sussex Design Guide principles.

Consequently, this application is recommended for approval.

Decision: Permission

Case Officer: Catherine Cardin