

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1423	Case Officer:	Tracie Axford
Application Type:	Householder Application		
Proposal:	Proposed first floor extension over existing music room/study and associated internal remodelling.		
Site:	22 William Allen Lane, Lindfield, Haywards Heath, West Sussex, RH16 2SF, , ,		
Validation Date	22 Jun 2026	Overall Expiry Date:	15 Jul 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	17 Aug 2026
Target Date:	17 Aug 2026	Recommending Officer Signature:	<i>Tracie Axford</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/26/1423

**22 William Allen Lane, Lindfield, Haywards Heath, West Sussex, RH16 2SF, ,
Proposed first floor extension over existing music room/study and associated internal
remodelling.
Mr Tim Coates**

SUMMARY OF REPRESENTATIONS

None received

SUMMARY OF CONSULTEES

None Received

LINDFIELD RURAL PARISH COUNCIL OBSERVATIONS

Lindfield Rural Parish Council have no comments on this application.

INTRODUCTION

The application seeks planning permission for a proposed first floor extension over the existing music room/study and associated internal remodelling.

RELEVANT PLANNING HISTORY

DM/21/2461 - Proposed side extension to existing attached garage. Permitted September 2021

13/00775/FUL - Demolition of existing lean-to and erection of single storey pitched roof extension to north-east side of dwellinghouse to provide downstairs cloakroom; (brick and tiled construction to match existing). Permitted May 2013

SITE AND SURROUNDINGS

The application property consists of a two storey detached dwelling located on the eastern side of William Allen Lane, within the built up area boundary of Haywards Heath and Lindfield. The property is situated on the corner of William Allen Lane and Cripland Close and is set back from the road at a higher level and has previously been extended to the side with a single storey side extension. The property benefits from a large driveway to the front.

Within the vicinity of the application site are similar detached properties set back from the highway by driveways and/or front gardens, with many of them having benefitted from various extensions and alterations.

APPLICATION DETAILS

The application seeks planning permission for a proposed first floor extension over the existing music room/study and associated internal remodelling.

The proposed development comprises the erection of a first-floor side extension over the existing single-storey side projection (music room/study). The extension would extend the first-floor accommodation across the width of the existing ground-floor footprint, excluding the garage and would be set beneath a hipped roof form that ties into the existing roof slope. The front elevation would introduce an additional first-floor window, resulting in a larger two-storey frontage while retaining the existing ground-floor

arrangement, including the garage door and entrance canopy. External materials are shown to match the existing dwelling, including brickwork, roof tiles and fenestration details.

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 the Lindfield 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:

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.

Lindfield Neighbourhood Plan

The Lindfield Neighbourhood Plan was made in March 2016.

Relevant Policies:

Policy 1: A Spatial Plan for the Parishes

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:

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) (August 2026)

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
- 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.*

A similar ethos is found in the Mid Sussex Design Guide SPD and Policy 1 of the Lindfield Neighbourhood Plan in terms of character and design.

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 of the Mid Sussex Design Guide 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 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.

The design approach has been carefully considered to ensure that the extension responds positively to the character, appearance and scale of the host property and the surrounding area.

The extension will not result in an increase to the overall footprint of the dwelling as it will be constructed above the existing single storey side element.. The roof form of the extension has been designed to be lower in height and hipped therefore ensuring that it appears subordinate to the main dwelling. The front elevation would introduce an additional first-floor window, resulting in a larger two-storey frontage which is similar to other properties in the local vicinity. The materials proposed will match those of the existing dwelling.

Therefore the proposal is considered to be well designed and would protect the character of the area and therefore would comply with policy DP26 of the Mid Sussex District Plan, Policy 1 of the Lindfield Neighbourhood Plan and the Mid Sussex Design Guide SPD.

Impact on 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);'*

The application property is located on the corner of William Allen Lane and Cripland Close. The proposed extension will not extend beyond the existing elevations of the property. There will be a new front facing window and a rear facing window on the extension, however given the position of the proposed extension which is on the side of the property facing Cripland Close, there will be no impact on the neighbouring properties in terms of impact on light or overlooking. Whilst the proposal would increase the built form at first-floor level, it would be positioned above an existing single-storey element and on the side elevation facing Cripland Close. Given the corner plot position, separation distances and orientation of neighbouring dwellings, the development would not result in a loss of outlook, overbearing impact, overshadowing or loss of privacy.

It is therefore considered that the proposals will not result in any significant impact to the neighbouring amenities, so the proposal is deemed to comply with policy DP26 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

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 result in harm towards neighbouring amenities.

The proposal will comply with Policy DP26 of the District Plan, Policy 1 of the Lindfield Neighbourhood Plan, the MSDC Design Guide and the requirements of the NPPF.

Decision: Permission

Case Officer: Tracie Axford