

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0336	Case Officer:	Caroline Grist
Application Type:	Householder Application		
Proposal:	Two storey front extension, including canopy porch, first floor side extension, two storey rear extensions, solar panels to rear roofslopes and replacement windows.		
Site:	36 Blackthorns, Lindfield, Haywards Heath, West Sussex, RH16 2AY, , ,		
Validation Date	11 Feb 2026	Overall Expiry Date:	2 Jul 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	9 Jul 2026
Target Date:	8 Apr 2026	Recommending Officer Signature:	<i>Caroline Grist</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
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Signed and Agreed By:	<i>Steven King</i>	Date:	10 Jul 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0336

**36 Blackthorns, Lindfield, Haywards Heath, West Sussex, RH16 2AY, ,
Two storey front extension, including canopy porch, first floor side extension, two storey rear extensions, solar panels to rear roofslopes and replacement windows.
Simpson**

SUMMARY OF REPRESENTATIONS

Whilst no representations were received in response to the original consultation, following the submission of revised plans a re-consultation was issued and one representation was received. This response commended that following discussion with the applicant, providing that no part of the house would be closer to the boundary with 10 Woodpecker Chase and no additional windows are to be added to side elevation overlooking this property, no objection is raised. If this should change, the neighbour would re-consider.

SUMMARY OF CONSULTEES

Southern Water

The development site is not located within Southern Water's statutory area for water supply services. No objection raised.

Tree Officer

No objection. Condition requested for adherence to the AIP, AMS, and TPP.

PARISH COUNCIL OBSERVATIONS

No objection.

INTRODUCTION

Planning permission is sought for a two storey front extension, including canopy porch, first floor side extension, two storey rear extensions, solar panels to rear roofslopes and replacement windows.

RELEVANT PLANNING HISTORY

CU/190/77 - Erection of single storey kitchen extension and wash-house/store. Permission.

06/01946/FUL - New conservatory to rear of property. Permission.

07/01068/FUL - Addition of a porch and minor alterations to the front elevation. Permission.

SITE AND SURROUNDINGS

36 Blackthorns is a west facing, detached, two storey dwelling. It is constructed of buff brick, with tile hanging at the first floor level, sections of render on the ground floor and a pan tile roof. The property has benefitted from previous extensions to the front, rear and side of the house. It also has an attached garage with a pitched roof.

The site is located within the built up area of Lindfield. Neighbouring dwellings are situated to the north and south, whilst Lindfield Primary School is to the east and the highway is to the west. The dwelling is set back from the highway by a driveway and front garden. The property also lies within the Lindfield Conservation Area.

APPLICATION DETAILS

Revised plans have been submitted during the course of the application, reducing the scale of the works. Permission is firstly sought for a two storey front extension, including a canopy. This would span the full front elevation at ground floor level and some 13.0 metres at first floor. Due to the shape of the dwelling the projections would be of different depths. At the ground floor level, the greatest projection would be some 3.9 metres and would be associated with the garage. A central section would protrude a maximum of some 2.3 metres, whilst a snug would be created by an addition some 2.2 metres. At the first floor level the extension would be some 1.2 metres deep and 8.6 metres wide and, to the side, some 0.7 metres deep and 4.4 metres wide. The canopy would have depth of predominantly 1.3 metres across the central section of the building.

The two storey front extension is to continue the existing eaves and ridge lines. Pitched roofs are proposed over the ground floor extensions that would measure approximately 2.4 metres to the eaves and 3.0 metres to the ridge. A pitched roof is also proposed for the canopy that would measure some 2.0 metres to the eaves and 3.2 metres to the ridge.

A first floor side extension is proposed over the garage. It is to be some 3.9 metres wide and 7.8 metres deep, of which 1.0 metre would project beyond the main rear elevation as a two storey addition. Two bedrooms are to be contained within this extension, whilst part of the family room would be within the ground floor addition. It is to continue the existing eaves line but would have a reduced ridge height of some 7.2 metres.

A further two storey extension is also proposed to the rear, enlarging the dining and kitchen area on the ground floor and a bedroom on the first floor. This would be some 1.2 metres deep and 8.3 metres wide on the ground floor and 1.0 metre deep and 4.7 metres wide on the first floor. It is to be incorporated into the existing pitched roof.

Solar panels are also proposed to the rear roof slope and the existing windows are to be replaced.

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 Allocations Document (DPD) and the 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:

DP26 - Character and Design

DP35 - Conservation Areas

DP37 - Trees, Woodland and Hedgerows

Site Allocations Development Plan Document

The Site Allocations DPD 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

The Lindfield and Lindfield Rural Neighbourhood Plan was made in March 2016.

There are no relevant policies.

Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990

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 the majority of 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

DPN4 - Trees, Woodland and Hedgerows

DPB1 - Character and Design

DPB3 - Conservation Areas

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

Design, impact on the character of the area and Conservation Area

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states '*In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of conservation preserving or enhancing the character or appearance of that area*'.

Policy DP35 relates to development within conservation areas:

'Development in a conservation area will be required to conserve or enhance its special character, appearance and the range of activities which contribute to it. This will be achieved by ensuring that:

- o New buildings and extensions are sensitively designed to reflect the special characteristics of the area in terms of their scale, density, design and through the use of complementary materials;*
- o Open spaces, gardens, landscaping and boundary features that contribute to the special character of the area are protected. Any new landscaping or boundary features are designed to reflect that character;*

- o *Traditional shop fronts that are a key feature of the conservation area are protected. Any alterations to shopfronts in a conservation area will only be permitted where they do not result in the loss of a traditional shopfront and the new design is sympathetic to the character of the existing building and street scene in which it is located;*
- o *Existing buildings that contribute to the character of the conservation area are protected. Where demolition is permitted, the replacement buildings are of a design that reflects the special characteristics of the area;*
- o *Activities such as markets, crafts or other activities which contribute to the special character and appearance of the conservation area are supported;*
- o *New pavements, roads and other surfaces reflect the materials and scale of the existing streets and surfaces in the conservation area.*

Development will also protect the setting of the conservation area and in particular views into and out of the area.

New buildings of outstanding or innovative design may be acceptable in conservation areas provided that their impact would not cause material harm to the area'.

Policy DP26 of the Mid Sussex District Plan relates to design 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'.*

The Mid Sussex Design Guide SPD also provides advice for extensions to dwellings. Principle DG49 states that:

'Extensions should respond to the design of the original dwelling and applicants 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 allowing the original building to remain the dominant element of the property whether it has one or several additions'.

Principle DG50 relates specifically to front and side extensions and states that:

'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..

With regards to rear extensions, principle DG51 of the Design Guide sets out:

'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 is situated within the built up area of Lindfield, in an established residential area. The dwelling is located at the top of a cul-de-sac. This part of the area is characterised by houses that are set back from the highway and there is good spacing. Whilst this property is within the Lindfield Conservation Area it is situated on the edge, with no other properties on Blackthorns within it.

Concerns were originally raised with regards to the plans that had been submitted. As set out above, the property has already benefited from previous additions and the number of additional extensions proposed was such that the original house would no longer appear the dominant element of the property. The proposed extensions were considered to appear dominant and would overwhelm the original dwelling. There were further concerns regarding the garage enlargement to the front and an external eating area in the front garden, which were considered to be out of keeping with the surrounding pattern of development.

Following correspondence, revisions were made to the proposed development reducing the amount of works and the scale of the extensions. These changes included removing the external eating area, the depth of the front extension, including the garage enlargement, being reduced and the ridge heights of the side extensions being set down.

It is considered that the revised scheme now presents a proposal that, on balance, would allow the original building to remain the dominant element of the building. Any greater works would, again, risk the host dwelling appearing overwhelmed. The existing side extension is to remain at its current height and width but will be brought forwards in line with the other front extensions. The first floor addition over the garage is also to be set below the ridge line and now has a set back behind the front extension. It remains the case that it would not span the full width of the garage but now appears as a more subordinate addition.

With regards to the front extension, the dwelling is set well back from the road and therefore would be acceptable in principle. Whilst these additions would go beyond what is set out under DG50, it is acknowledged that these works have been notably reduced from the submitted scheme. It is considered that these additions now appear more proportionate and would respond more appropriately to the host building. The rear extensions are not considered to be excessive in scale and, whilst of a more functional design, the Design Guide notes that these additions can take a range of approaches. As such the rear extensions are considered acceptable in design terms.

With regards to the impact upon the character of the area, the house is set back in the streetscene. It does, however, have a level of prominence being at the top of the cul-de-sac and through being at a higher level. It is noted that surrounding houses have been altered and extended and, as such, there is some variety in the streetscene. Spacing remains in the street, however, and with the houses being set away from each other and back from the highway resulting in a spacious character to the area.

It is considered that the changes made to the proposed development would reduce the visual impact of the works. The proposed first floor side extension, now being set down and set back, would not wholly enclose space to the side of the dwelling. Concern was also raised regarding the enlargement of the garage. Whilst some garages in the cul-de-sac are set forward of the front elevation, any such front projections do not appear substantial. It is noted that it is still intended for the garage to be enlarged frontwards, however this projection has been reduced. Given how far back the dwelling is within its plot when compared to surrounding houses, it is considered that this projection would no longer have such a harmful impact that it would warrant the refusal of this application. Additionally the position of the dwelling is such that the revised scale of the other front extensions would still retain the spaciousness of the area.

With regards to the rear extensions, the position of the dwelling and mature boundary planting is such that they would not be readily visible from public vantage points.

Given that the scheme is considered to be acceptable in design terms and the reduced visibility of the rear extensions, it is concluded that the development would not have a harmful impact on the character or appearance of the Lindfield Conservation Area, whose character would be preserved.

Impact to amenity

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);'

One representation has been received regarding the impact to 10 Woodpecker Chase, which is located to the south of the application site. Whilst the application property is to be enlarged to the front and rear, it is not proposed to enlarge the dwelling southwards. As such the application property would not be brought closer to No. 10. Additionally this neighbour's rear garden backs onto the application site and the host dwelling is set away from the shared boundary. Given the position of the extensions and the arrangement of the houses, it is considered that the development would not result in a loss of light or outlook to this neighbour. No new windows are proposed at the first floor level but changes are proposed to the ground floor openings. Given the existing boundary fence, it is considered that the proposed windows would not give rise to any overlooking concerns.

Due to the distance between the proposed extensions and other neighbouring houses, it is considered that the proposed extensions would not give rise to any concerns regarding a loss of light, outlook or privacy.

Due to the domestic nature of the proposed development there would not be a harmful impact in terms of noise, air or light pollution.

Impact to trees

Policy DP37 of the Mid Sussex District Plan relates to trees and states:

'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.'

Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted.

Proposals for new trees, woodland and hedgerows should be of suitable species, usually native, and where required for visual, noise or light screening purposes, trees, woodland and hedgerows should be of a size and species that will achieve this purpose.

Trees, woodland and hedgerows will be protected and enhanced by ensuring development:

- o incorporates existing important trees, woodland and hedgerows into the design of new development and its landscape scheme; and*
- o prevents damage to root systems and takes account of expected future growth; and*
- o where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management; and*
- o has appropriate protection measures throughout the development process; and*
- o takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change; and*
- o does not sever ecological corridors created by these assets'.*

During the course of the application an Arboricultural Impact Plan (AIP), Arboricultural Method Statement (AMS), and Tree Protection Plan (TPP), due to the proximity of the proposed works to surrounding trees. This sets out that no trees are to be removed as a result of the development, but works would occur within the root protection areas of trees.

The submitted information has been reviewed by the Tree Officer who has raised no objections, providing the method statement in the AMS and TPP is followed so that the trees are adequately protected during construction. A planning condition can be used to ensure adherence to the tree details and would be necessary to ensure that the development would not cause harms to surrounding trees and for the development to be in accordance with policy DP37 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 would accord with the requirements of policies DP26, DP35 and DP37 of the Mid Sussex District Plan. The development is therefore considered to be acceptable.

Decision: Permission

Case Officer: Caroline Grist