

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1573	Case Officer:	Tracie Axford
Application Type:	Householder Application		
Proposal:	Proposed two-storey rear extension, a garage conversion to habitable accommodation, a front porch extension and an alteration to the external cladding on the front elevation amended description.		
Site:	Totnesia, 17 Luxford Road, Lindfield, Haywards Heath, West Sussex, RH16 2LY, ,		
Validation Date	7 Jul 2026	Overall Expiry Date:	29 Jul 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	9 Sep 2026
Target Date:	1 Sep 2026	Recommending Officer Signature:	<i>Tracie Axford</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	11 Sep 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1573

**Totnesia, 17 Luxford Road, Lindfield, Haywards Heath, West Sussex, RH16 2LY,
Proposed two-storey rear extension, a garage conversion to habitable accommodation, a front porch extension and an alteration to the external cladding on the front elevation amended description.
Lewry Dev Ltd**

SUMMARY OF REPRESENTATIONS

One letter was received objecting to the proposal on the grounds that the rear extension would have an overbearing impact and affect the light to the neighbouring property.

SUMMARY OF CONSULTEES

None

LINDFIELD PARISH COUNCIL OBSERVATIONS

No objection

INTRODUCTION

The application seeks planning permission for a proposed two-storey rear extension, a garage conversion to habitable accommodation, a front porch extension and an alteration to the external cladding on the front elevation.

RELEVANT PLANNING HISTORY

None

SITE AND SURROUNDINGS

The application property is a two storey detached dwelling located on the north-western side of Luxford Road, within the built up area of Lindfield.

The dwelling is positioned within a long rectangular plot to the north-western side of Luxford Road extending behind the dwellings on Lewes Road. The dwelling is set back from the highway by a driveway and front garden. To the north on the site is Acorns, a detached dwelling on a plot of a similar length. Opposite the application site are semi-detached properties which differ in style. The properties along Luxford Road are set back from the highway with mature boundary hedges which partly obscure the properties from view, these properties vary in form, design and materials.

APPLICATION DETAILS

The application seeks planning permission for a proposed two-storey rear extension, a garage conversion to habitable accommodation, an extension to the front porch and an alteration to the external finishing on the front elevation.

The rear elevation of the dwelling is currently staggered with a central single-storey element extending beyond the main rear elevation. A large two-storey rear extension is proposed on the northern side of the dwelling. The extension would project approximately 2 metres beyond the rear extension and extend across approximately two thirds of the width of the property. This extension will have a new hipped roof which will be set slightly below the ridge of the existing dwelling. A single-storey rear extension is also

proposed, extending from the southern side of the two-storey extension towards the southern side elevation of the dwelling. This element would measure approximately 2.9 metres in width.

Other proposals include white cladding to the first floor level of the front elevation, and the replacement of the garage door with a window and infill brickwork to match the existing. The front porch would be extended by approximately 1 metre and the extended part will be open in character.

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:

DP21 - Transport

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:

None

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:

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) (August 2026)

The National Planning Policy Framework (NPPF) 2026 is a material consideration.

WSCC Guidance on Parking at New Developments (September 2020)

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
- Parking
- Biodiversity Net Gain

Design and Character

Policy DP26 of the District Plan relates to character and design, however, it is considered to have very limited weight as it is materially inconsistent with the NPPF, and greater weight should be given to policy DP3 of the NPPF.

Policy DP3 of the NPPF sets out the key principles for well-designed places. This sets out in part that proposals should respond to their context, so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets.

The plot, which measures approximately 68 metres in length, is rectangular with a long rear garden, narrowing as it extends away from the main dwelling. Although the two-storey extension is large, it is to the rear of the property and will not be visible from the public domain. It will therefore be considered not to have an impact on the character of the area or the streetscene.

The proposed extensions would remain proportionate to both the size of the plot and the surrounding built form, with the extended dwelling retaining a footprint slightly smaller than that of the neighbouring property on a comparable plot. Furthermore, a separation distance of approximately 7 metres and the presence of an established boundary hedge would ensure that the development would not appear unduly dominant or overbearing and would benefit from a good degree of screening from the neighbouring property.

The external materials proposed will match the existing dwelling. The cladding proposed at first floor level will be white composite. This material can be seen on properties in the vicinity and will therefore not detract from the character of the area. The proposed porch extension would constitute a minor addition to the dwelling and, by virtue of its modest scale and open design, would remain in keeping with the character and appearance of the existing property.

Given the design, form and scale of the proposals in relation to the surrounding properties, and that it would be constructed in materials which are sympathetic with the existing dwelling and the surrounding properties, the proposal is considered to comply with policy DP26 of the District Plan, the relevant principles of the Mid Sussex Design Guide SPD and policy DP3 of the NPPF.

Impact on Neighbouring Amenities

Policy DP26 in part seeks to ensure that new development does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings. It is considered that this policy has very limited weight as it is materially inconsistent with the NPPF and greater weight should be given to policies L2 and P3 of the NPPF.

Policy L2 of the NPPF relates to making effective use of land. Part L2(1dii) requires proposals to have '*acceptable living standards for residents and neighbours in terms of access to daylight, sunlight, privacy and external amenity space*'.

Policy P3 of the NPPF relates to living conditions and pollution. Part 2(b) of this policy requires proposals '*Not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers, or unacceptable levels of air, noise, artificial light, water, soil or other forms of pollution on or beyond the site*'.

The proposed extensions are considered unlikely to result in any significant adverse impact on the amenities of neighbouring occupiers. Whilst the development would increase the overall size of the dwelling, the resulting footprint would remain proportionate to the generous size of the plot. Concerns have been raised by the occupiers of the neighbouring dwelling regarding the potential for the extensions to appear overbearing and result in a loss of light. However, a separation distance of approximately 7 metres would be retained between the proposed extension and the neighbouring dwelling, which would help to ensure that the development would not appear unduly dominant or overbearing. Furthermore, the presence of an established boundary hedge provides a substantial degree of natural screening between the properties, further reducing the visual impact of the proposal.

Addressing these concerns, the applicant has submitted a sunlight assessment which indicates that the proposed extension would not result in any material loss of sunlight to the neighbouring property or its garden. During the summer months, the shadow cast by the extension would remain well within the application site and would not extend to the neighbouring dwelling. In addition, the established boundary hedge provides further screening between the properties.

Given the scale and siting of the extensions, together with the separation distance and boundary screening, the proposal is not considered likely to give rise to any significant loss of outlook, light or amenity for neighbouring occupiers, nor would it give rise to unacceptable overshadowing or loss of light to neighbouring properties. It is therefore considered that the proposed development will not result in material harm to neighbouring amenity and complies with Policy DP26 of the Mid Sussex District Plan, and policy P3 of the NPPF.

Impact on Parking

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*'.

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 existing driveway is capable of accommodating at least three vehicles. It is confirmed that the application property currently has four bedrooms. West Sussex County Council Parking Standards Guidance (2020) outlines that for a 4-bedroom dwelling in this location that 2.2 parking spaces should be provided. Following the garage conversion, the driveway would retain sufficient space to accommodate at least three vehicles. This exceeds the parking requirement for a four-bedroom dwelling and therefore the proposal would not give rise to unacceptable on-street parking or highway safety concerns.

The proposal is therefore considered to accord with 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 appropriate in terms of design and will not negatively impact on the host dwelling nor its immediate setting and will not harm neighbouring amenities. Therefore, the proposal complies with policies DP21 and DP26 of the Mid Sussex District Plan, and the relevant policies of the NPPF and is considered acceptable.

Decision: Permission

Case Officer: Tracie Axford