

## Delegated Decision

### Sign off Sheet

|                                              |                                                                                                                     |                                        |                      |
|----------------------------------------------|---------------------------------------------------------------------------------------------------------------------|----------------------------------------|----------------------|
| <b>Ref. No:</b>                              | DM/26/0736                                                                                                          | <b>Case Officer:</b>                   | Stefan Galyas        |
| <b>Application Type:</b>                     | Householder Application                                                                                             |                                        |                      |
| <b>Proposal:</b>                             | Proposed removal of an existing single storey extension, to be replaced by a new flat roof single storey extension. |                                        |                      |
| <b>Site:</b>                                 | Walstead Place Farm House, Scaynes Hill Road, Lindfield, Haywards Heath, West Sussex, RH16 2QG, ,                   |                                        |                      |
| <b>Validation Date</b>                       | 30 Mar 2026                                                                                                         | <b>Overall Expiry Date:</b>            | 22 Apr 2026          |
| <b>Pre-Commencement Conditions Required:</b> |                                                                                                                     | <b>Pre-Com Conditions Date Agreed:</b> |                      |
| <b>Recommendation:</b>                       | Permission                                                                                                          | <b>Recommendation Date:</b>            | 14 May 2026          |
| <b>Target Date:</b>                          | 25 May 2026                                                                                                         | <b>Recommending Officer Signature:</b> | <i>Stefan Galyas</i> |

|                                                        |  |                               |   |
|--------------------------------------------------------|--|-------------------------------|---|
| <b>Date Legal Agreement Completed: (if applicable)</b> |  | <b>No of Representations:</b> | 0 |
|--------------------------------------------------------|--|-------------------------------|---|

|                              |                    |              |             |
|------------------------------|--------------------|--------------|-------------|
| <b>Signed and Agreed By:</b> | <i>Steven King</i> | <b>Date:</b> | 14 May 2026 |
| <b>Comments:</b>             |                    |              |             |

## **MID SUSSEX DISTRICT COUNCIL**

**DM/26/0736**

**Walstead Place Farm House, Scaynes Hill Road, Lindfield, Haywards Heath, West Sussex, RH16 2QG,**

**Proposed removal of an existing single storey extension, to be replaced by a new flat roof single storey extension.**

**Gill Jackson**

### **SUMMARY OF REPRESENTATIONS**

There were no letters of representation received in response to the proposed development.

### **SUMMARY OF CONSULTEES**

**Southern Water:** No objection.

### **TOWN/PARISH COUNCIL OBSERVATIONS**

**Parish Council:** No comment.

### **INTRODUCTION**

The application seeks planning permission to demolish the existing single storey rear extension and in its place develop a new flat roofed rear extension.

### **RELEVANT PLANNING HISTORY**

LR/7/82 - Outline Application, Erection of Agricultural Dwelling, Garage with Turning and Parking Space. Access via Existing Farm Entrance. Permission 22.06.1982.

LR/035/82 - Reserved Matters Application. Two Storey Agricultural Dwelling with 4 Bedrooms and Double Garage. Permission 23.11.1982.

LR/059/99 - Use of land at Walstead Place Farmhouse for garden and recreational area. Refusal 13.04.2000.

DM/24/2503 - Removal of condition 6, in regards to LR/007/82 - the occupation of the dwelling shall be limited to a person solely or mainly employed, or, having ceased employment, last employed in the locality in agriculture as defined in section 290 (1) of the Town and Country Planning Act 1990, or in forestry (including any dependants of such a person residing with him or her) or a widow or widower of such a person. Permission 14.10.24.

DM/25/1351 - Lawful development certificate to confirm land has been in continuous use as residential curtilage associated with the dwelling house for a period exceeding ten years. Refused 22.07.2025.

DM/25/2266 - The proposal seeks to add an attached two storey extension to the eastern elevation to initially provide additional residential accommodation. Withdrawn 05.11.2025.

DM/25/3088 - Proposed two storey side extension. Permission 27.01.2026.

### **SITE AND SURROUNDINGS**

The application relates to Walstead Place Farm House, a detached two storey, four bedroom dwelling which has previously been extended to the rear elevation through the addition of a single storey hipped

roof conservatory. The property is accessed from the north-east of Scaynes Hill Road through a private access track which skirts the north western boundary of the cluster of buildings within the application sites vicinity. The existing dwelling is composed of brickwork walls with tile hanging at first floor level, a tiled roof and uPVC windows and doors.

With regard to policy constraints, the site is not located within any designated area.

## **APPLICATION DETAILS**

The application seeks planning permission for the demolition of the existing single storey rear extension. In its place, a new single storey flat roof extension would be developed which would measure at approximately 4.8m in maximum depth, 8m wide, 2.7m high to the eaves and 3.2m high to the top of the roof lantern. Proposed external materials would comprise brickwork to the walls and a single ply flat roof membrane, a roof lantern, bifold doors and oriel windows.

## **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 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:

DP12: Protection and Enhancement of the Countryside

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.

### **Neighbourhood Plan**

Lindfield and Lindfield Rural Neighbourhood Plan (Made 23rd March 2016)

None relevant.

### **Mid Sussex District Plan 2021-2039 Consultation Draft**

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

DPC1 - Protection and Enhancement of the Countryside

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) (December 2024)*

The National Planning Policy Framework (NPPF) 2024 is a material consideration. Paragraphs 2, 8, 11, 39, 48, 131, 135 & 139.

## **ASSESSMENT**

It is considered that the main issues that need to be considered in the determination of this application are as follows;

- Protection and Enhancement of the Countryside
- Design and Character
- Impact on Neighbouring Amenities
- Other Matters
- Biodiversity Net Gain

### **Protection and Enhancement of the Countryside**

With regard to development within the countryside, Policy DP12 of the District Plan states that:

*'The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:*

*o it is necessary for the purposes of agriculture; or*

*o it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.'*

The proposal would be developed in association with the existing established residential unit and would not constitute an isolated form of new development within the open countryside. Accordingly, the proposal would protect the intrinsic character and beauty of the countryside, in accordance with DP12 of the District Plan.

### **Design and Character**

Policy DP26 of the 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:*

*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 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'*

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.'*

In terms of rear extensions, principle DG51 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 existing rear extension is considered to utilise an extensive amount of glazing throughout and features a hipped roof form. The extension is considered to be of limited architectural merit and its demolition is not considered to be contentious in principle.

Whilst the proposed single storey extension would be of an overall smaller width than the existing, the proposed maximum depth of the extension would be greater than the existing. Whilst the use of the flat roof design is not considered to be optimal, the use of matching external facing brickwork is considered to help the proposal assimilate with the existing. Furthermore, the proposed extension is considered to be of an overall subservient size and scale in comparison to the existing dwelling.

In light of the above, the proposal is considered to comply with the provisions of policy DP26 of the District Plan and the relevant principles of the Mid Sussex Design Guide.

### **Impact on Neighbouring Amenities**

In terms of impact upon 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 DP29);'*

The proposed extension is considered to be of a limited size and scale. Furthermore, the proposal would be positioned at a distance from the nearest neighbouring residential properties, measuring at approximately 8.4m from the shared boundary to the south.

Accordingly, the proposal is considered to comply with the provisions of policy DP26 of the Mid Sussex District Plan in terms of neighbouring amenities.

### **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, its immediate setting, will protect the intrinsic character and beauty of the countryside and will not result in harm towards neighbouring amenities.

The proposal will comply with policies DP12 and DP26 of the District Plan, the Lindfield and Lindfield Rural Neighbourhood Plan, the MSDC Design Guide and the requirements of the NPPF.

Decision:      Permission

Case Officer: Stefan Galyas