

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0386	Case Officer:	Deborah Lynn
Application Type:	Full Application		
Proposal:	Addition to the front garden of a block paved driveway including a drop curb to the road		
Site:	35A Pelham Road, Lindfield, Haywards Heath, West Sussex, RH16 2EP, , ,		
Validation Date	23 Mar 2026	Overall Expiry Date:	23 Apr 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	15 May 2026
Target Date:	18 May 2026	Recommending Officer Signature:	Deborah Lynn

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	15 May 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0386

**35A Pelham Road, Lindfield, Haywards Heath, West Sussex, RH16 2EP, ,
Addition to the front garden of a block paved driveway including a drop curb to the road
Miss Olivia Taylor**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

MSDC Flood Risk and Drainage

No objection subject to condition in respect of surface water drainage.

LINDFIELD PARISH COUNCIL OBSERVATIONS

Lindfield Parish Council has no objections.

INTRODUCTION

This application seeks planning permission for a block paved driveway including a dropped curb to the road.

RELEVANT PLANNING HISTORY

There are no previous applications deemed relevant.

SITE AND SURROUNDINGS

No. 35a Pelham Road is a 2 bed flat located within a two storey 1960s building on the southwestern side of Pelham Road in Lindfield. The property lies within a row of similar properties that have the appearance of detached houses.

The property is set back from the road with grassed lawn to front and is currently served by a paved pedestrian footpath with paved area serving the entrance.

In terms of planning policy, the property lies within the built up area of Lindfield.

APPLICATION DETAILS

Proposed plans show that a driveway is proposed to the southeastern side of the paved footpath serving the property.

This will measure approximately 9.5 metres long by 3 metres wide and will adjoin the existing pavement to which a dropped kerb is proposed.

Proposed plans show that the driveway will be finished with non-permeable block paving with a linear drain proposed that will direct surface water runoff into an existing downpipe drain.

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:

DP21 transport

DP26 character and design

DP41 flood risk and drainage

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 and Lindfield Rural Neighbourhood Plan

The Neighbourhood Plan was made on the 23rd March 2016.

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 (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:

DPS6 health and wellbeing

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) (December 2024)

ASSESSMENT

The main issues deemed relevant to the consideration of this application are:

- Design and impact on character of area
- Parking provision
- Flood risk and drainage

Design and impact on character of area

Policy DP26 of the District Plan relates to character and design and requires all proposals, including alterations and extensions, to be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside as well as addressing the character and scale of the

surrounding buildings and landscape. The policy also states that proposals should incorporate '*well integrated parking that does not dominate the street environment...*'

The Council's Design Guide SPD is also a material planning consideration with design principle DG20 deemed relevant. This states in part that '*on-street parking must be designed to minimise its visual impact. Parking bays are most discreetly laid out in parallel, rather than right-angles, with the street kerb.*'

The proposed driveway will increase the area of hardstanding to the front of the property, however, will retain the green lawn located to the front of the main gable projection of the building.

The proposal is reflective of many properties within the street scene whereby driveways have been installed at right angles to the road and will reflect the adjoining driveways that have been installed at no's 33 and 37.

As such, the proposal is considered in keeping with the character of the area and should not detract from the appearance of the street scene, thereby according with policy DP26 of the District Plan.

The proposed development is not considered to cause harm to neighbouring amenities.

Parking Provision

Policy DP21 of the District Plan relates to Transport and states in part that development proposals should provide 'adequate car parking for the 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.'

The proposed driveway together with the existing paved area to the front, would provide 2 off road parking spaces at the property.

The WSCC car parking demand calculator recommends that a 2 bed property in this location has 2 parking spaces.

The proposal would therefore provide adequate car parking for the property, thereby according with policy DP21 of the District Plan.

Flood Risk and Drainage

District Plan policy DP41 relates to flood risk and states in part that:

'Particular attention will be paid to those areas of the District that have experienced flooding in the past and proposals for development should seek to reduce the risk of flooding by achieving a reduction from existing run-off rates.'

The proposed driveway will be finished with non-permeable block paving.

The site lies within an area at increased surface water flood risk with Pelham Road shown to be at a high surface water flood risk adjacent to the site.

The Council's Flood Risk and Drainage Team has commented on the proposal and raised no objection subject to a condition being imposed, requiring further details to be submitted in respect of surface water drainage and means of disposal for the driveway. They also note that a Southern Water surface water sewer appears to run underneath the property in the direction of the proposed driveway and that the applicant may wish to discuss the proposed works with Southern Water prior to commencing works on site.

In view of the above, subject to condition, the proposal is deemed acceptable from a flood risk and drainage perspective, thereby according with policy DP41 of the 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.

Householder applications are exempt from the requirement to provide biodiversity net gain. However, as the proposal concerns a flat, which is not classed as a dwellinghouse under Article 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), the proposal would not benefit from a householder planning application and therefore a full planning application has been submitted for the proposal.

As the proposed hardstanding area would impact more than 25 square metres of on-site habitat, the proposal cannot be considered de-minimis in terms of BNG.

The Local Planning Authority (LPA) has previously dealt with full applications for development on land outside of the domestic curtilage of a dwellinghouse, whereby the development is required in association with the dwellinghouse. One such application was for proposed solar panels in an adjoining paddock to Portways House, Cuckfield Lane, Warninglid (DM/24/0814) whereby the LPA took the view that as the proposal would serve the existing dwellinghouse, the full planning application would fall within the remit of a householder application as set out under section 2 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 and as such would be exempt from the requirement to provide biodiversity net gain.

In this case, were the property in question a dwellinghouse, then the proposal would be considered as a householder application and would be exempt from BNG. As the proposed development would serve a private domestic residence which is located within a two storey building that has the appearance of a dwellinghouse, it is considered that the requirement to provide BNG is not applicable in this instance. This reflects the approach taken with a similar application at no. 26B Pelham Road (DM/25/2980) for the erection of a boundary fence, widening of the existing driveway and associated landscaping works.

PLANNING BALANCE AND CONCLUSION

The proposed development is deemed acceptable in that it should not have a harmful impact upon the appearance and character of the street scene and will provide adequate on-site car parking. The proposal therefore accords with policies DP21 and DP26 of the Mid Sussex District Plan.

Decision: Permission

Case Officer: Deborah Lynn