

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/3088	Case Officer:	Stefan Galyas
Application Type:	Householder Application		
Proposal:	Proposed two storey side extension.		
Site:	Walstead Place Farm House, Scaynes Hill Road, Lindfield, Haywards Heath, West Sussex, RH16 2QG, ,		
Validation Date	8 Dec 2025	Overall Expiry Date:	29 Dec 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	27 Jan 2026
Target Date:	2 Feb 2026	Recommending Officer Signature:	<i>Stefan Galyas</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	27 Jan 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/3088

**Walstead Place Farm House, Scaynes Hill Road, Lindfield, Haywards Heath, West Sussex, RH16 2QG,
Proposed two storey side extension.
Gill Jackson**

SUMMARY OF REPRESENTATIONS

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

SUMMARY OF CONSULTEES

None received.

TOWN/PARISH COUNCIL OBSERVATIONS

Parish Council: No comment.

INTRODUCTION

The application seeks planning permission to develop a two storey side 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 Withdrawn 05.11.2025.

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 development of a two storey side (east) extension. The proposed extension would measure at approximately 6.4m in length, 6.5m wide, 5.2m high to the eaves and 7.4m high to the ridge. The proposal would utilise matching brickwork and tile hanging to the walls, a matching tiled roof and glazed windows and doors to match.

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:

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 stage 1 hearings were concluded on the 31st October 2024. There are unresolved objections to some of the 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:

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;

- Design and Character
- Impact on Neighbouring Amenities
- Other Matters
- Biodiversity Net Gain

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.'

Principle DG50 of the Mid Sussex Design Guide elaborates further on what constitutes 'good design' in relation to 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.'

The proposed side extension would be of a substantial overall size and would measure at a two-storey height. However, it is considered that the proposed ridge height would be offset from the original

dwelling. This feature would likely allow the extension to improve the schemes overall subservience. Moreover, design features such as dormers and matching brickwork, tile hanging and roof tiles would likely help the proposal assimilate in with the existing.

It is considered that the proposal would be set within a discrete position in terms of public views. The proposed footprint of the extension would be relatively large when compared to the existing dwelling, however, the proposed in-steps from the principle and rear elevations would allow this element to be read as a later addition to the dwelling. It is therefore considered that the proposal would not be read as overly incongruous within the site's context.

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 would be significantly offset from any nearby neighbouring sites. The proposed rear elevation, first floor windows are not considered to give rise to a significant overlooking impact towards the neighbouring site and would mirror the current level of outlook offered at the application site.

Accordingly, the proposal is considered to comply with the provisions of 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 and will not result in harm towards neighbouring amenities.

The proposal will comply with Policy 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