

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0723	Case Officer:	Anna Tidey
Application Type:	Householder Application		
Proposal:	Proposed single storey side extension and two storey tiered rear extension with front dormer		
Site:	35 Beckworth Lane, Lindfield, Haywards Heath, West Sussex, RH16 2EH, , ,		
Validation Date	18 Mar 2025	Overall Expiry Date:	15 Apr 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	13 May 2025
Target Date:	13 May 2025	Recommending Officer Signature:	Anna Tidey

Date Legal Agreement Completed: (if applicable)		No of Representations:	2
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Signed and Agreed By:	Stephen Ashdown	Date:	14 May 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0723

**35 Beckworth Lane, Lindfield, Haywards Heath, West Sussex, RH16 2EH, ,
Proposed single storey side extension and two storey tiered rear extension with front dormer
Mr And Dr Driscoll**

SUMMARY OF REPRESENTATIONS

Two letters of representation received, which contain the following points:

- One neighbour (at No 36 Beckworth Lane) seeks clarification of dimensions of existing building and proposed extension/change in footprint and scale, distance to boundary line and impact upon pipes/sewage/shared drainage.
- Concerned that the extension will have a significant and detrimental impact on light and privacy enjoyed in rear garden of No 34 Beckworth Lane.
- Impact upon light received by No 34 during the afternoon and evening due to the height and proximity of the proposed extension.
- Would negatively impact upon enjoyment of property and impose on garden space, contrary to Design Guide principles: impact upon neighbours and privacy considerations.
- Impact upon neighbour's mental health.

SUMMARY OF CONSULTEES

Southern Water: No objections.

TOWN COUNCIL OBSERVATIONS

Lindfield Parish Council: No objection.

INTRODUCTION

This application seeks planning permission for demolition of existing additions and various new single and two storey side and rear extensions, and the addition of a new front dormer, at a detached house at No 35 Beckworth Lane in Lindfield.

RELEVANT PLANNING HISTORY

DM/24/1307. Proposed rear single and double storey extension with front dormer. Amended Plans received 21.06.2024 with annotated measurements. Withdrawn July 2024.

CU/156/83. Single storey rear extension. Approved June 1983.

SITE AND SURROUNDINGS

No 35 Beckworth Lane is a 4 bed house, located on an established residential cul de sac off Backwoods Lane in the Built up Area of Lindfield.

The house benefits from a private access with off road frontage parking for two cars. An attached single garage is located on the western side of the house. This adjoins a flat roofed garage serving the next door house at No 34. Above this there is a power line which extends from a connection point on the side wall of No 34, and this attaches to the side wall of a first floor flat roofed addition above the garage at No 35.

The rear garden of No 35 is accessed via a side pedestrian access path which extends to the western boundary with No 36. There is an existing greenhouse with a lean to roof on the eastern wall of the house. The path extends around this to access the rear garden. The western site boundary is marked by a close board fence, covered in ivy and a thick boundary hedge, which extends between the rear gardens to form a substantial boundary screen.

The property has been previously extended with the first floor addition over the garage, which forms a fourth bedroom/home study off the master bedroom, and at the rear with single storey flat roofed additions, in use as a play room and utility space off the rear of the garage.

The site falls half within an Amber Impact Risk Zone for Great Crested Newts.

APPLICATION DETAILS

This application seeks planning permission for a first floor side addition, with a new dummy pitched roofline on the front elevation, a proposed single storey side extension, rear two storey extensions and a front facing dormer over an existing catslide roof. The plans show associated internal layout alterations on the ground and first floor in the existing house.

The proposed first floor addition consists of a 2.65m wide by 5.2m deep (approx.) addition over a new 2.65m wide by 5.7m deep ground floor addition, shown to be built over new 0.32m wide solid walls over the footprint of the existing utility room. The side additions are proposed to be constructed a minimum of 0.05m from the party wall line with the adjacent house at No 34.

At the rear of the house the first floor addition is set back approx. 0.4m from the line of the wrap around side and rear single storey addition at No 34, which extends up to the boundary line between the two houses. The rear of the first floor addition is set back 0.5m from the rear line of the proposed two storey addition at No 35, which is proposed to be sited on the line of the existing rear wall of the playroom addition.

The first floor addition has a dummy pitched roofline to obscure views of the flat roofline proposed over the set back addition. A square 1.2m by 1.2m lantern rooflight is proposed in the flat roof over this addition. This rooflight will light the proposed ensuite bathroom, together with a rear facing twin paned window.

The proposed plans also show the addition of a similar dummy pitched roofline on the front facing flat roofline, to create new eaves detailing over the south facing bedroom window. This reflects a similar roof addition on a first floor addition at No 37 Beckworth Lane.

The applicant's agent has confirmed that the overhead powerline bracket, currently located on the front corner of the house, that will be affected by these works, will be removed and refitted with the relevant consent of UK Power Networks.

The current side greenhouse addition is to be demolished and replaced by a larger 1.8m wide by 6.7m deep side extension with a lean to style roofline, including three velux rooflights. This addition will be positioned 0.75m back from the front wall of the existing greenhouse and will extend to a position 1.6m further back. This will allow an existing doorway in the eastern side wall of the house to be retained in a narrowed opening. The proposed side addition will contain a utility room with a front facing access door, allowing access from the side pathway. The side access path will be retained around the addition.

At the back of the house it is proposed to demolish the rear single storey playroom and to add a new 7.2m wide two storey extension, extending to the same 3m (approx.) depth from the original rear wall of the house. The addition is shown to be constructed in brick with a twin hipped roofline with a central valley gutter. At ground floor level a 6.3m wide full height set of either bifold or sliding doors are proposed. These will allow access from the house into the rear garden and provide light to the enlarged and open plan kitchen/dining and family room space, created by the removal of inner partition walls. At first floor level the extension will allow the enlargement of the two rear bedrooms, the larger central one having access to the new ensuite bathroom.

At the front of the house it is proposed to create a new 1.1m wide corridor to access the existing bedroom sited over the garage from the stairway landing, which will reduce the size of the current master bedroom. The formation of a new shower room will be accommodated within an extended cupboard off the same landing by the addition of a 1.98m wide by 2.5m high dormer, with a half hipped roofline. This dormer is proposed to be sited within an existing catslide roofline which extends above the front entrance porch.

During the course of determining the application the applicant's agent has provided supporting drawings and details to address the concerns raised by the neighbouring residents, including plans to clearly illustrate the existing and proposed building and extension footprints, to clarify the position of the existing greenhouse and proposed side extension relative to the eastern site boundary line, to confirm the drainage arrangements and to clarify how the shared power line will be treated during the construction works.

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, the Lindfield Neighbourhood Plan and Site Allocations DPD.

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 Development Plan Document

The SADPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

There are no policies deemed relevant to this application.

Neighbourhood Plan

Lindfield Neighbourhood Plan -made 15 December 2016.

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 the 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:

DPS2 Sustainable Design and Construction

DPS6 Health and Wellbeing

DPN2 Biodiversity, Geodiversity and Nature Recovery

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)

ASSESSMENT

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

- Design
- Impact on residential amenities
- Parking provision
- Drainage
- BNG

Design

Policy DP26 of the District Plan seeks to promote well located and designed development, to protect valued characteristics of the built environment for their historical and visual qualities and support sustainable communities and create accessible environments. The wording of Policy DP26 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:

- * is of high quality design and layout and includes appropriate landscaping and greenspace;*
- * 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;*
- * creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- * protects open spaces, trees and gardens that contribute to the character of the area;*
- * protects valued townscapes and the separate identity and character of towns and villages;*
- * 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);*
- * creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- * incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- * positively addresses sustainability considerations in the layout and the building design;*

- * 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;*
- * optimises the potential of the site to accommodate development.'*

As the site is located in the built up area of Lindfield the development plan in this part of Mid Sussex consists of the District Plan and the Lindfield and Lindfield Rural Neighbourhood Plan. There are no relevant policies in the Neighbourhood Plan.

Also relevant in the determination of the application is the design guidance contained in the Mid Sussex Design Guide, which seeks good design in house alterations and extensions. Principle DG49 states:

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

Extensions should typically use simple, uncomplicated building forms to complement 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.

Extensions should not result in a significant loss to the private amenity area of the dwelling.

There are two general approaches to extending a property:

- designing in the style of the existing building by closely matching its facing materials, architectural features, window sizes and proportions; and*
- designing in a contemporary style that takes its cues from key aspects of the existing building that might include its underlying form and proportions, facing materials, window design and other specific architectural features. The success of this approach is particularly reliant on high quality facing materials and finishes, and this will normally need to be demonstrated through detailed elevations and section drawings.*

Both approaches can create successful, well designed extensions that can be mutually beneficial to both the house and the wider area. All extensions and alterations should consider their impact on neighbouring properties (refer to Chapter 8 on residential amenity).'

Design Guide Principle DG50 refers to Front and Side extensions and states:

'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'.

Design Guide Principle DG51 refers to Rear extensions and 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 proposed extensions have been designed to complement the existing appearance of the house. The side first floor addition will be sited over the footprint of existing single storey additions. The alterations to the front facing flat roofline will improve the appearance of this addition in the street scene. The proposed single storey side extension will enlarge the footprint of the existing greenhouse addition, but maintains its subordinate form to the host building.

The overall habitable space will be improved and enlarged on the ground and at first floor, although the overall bedroom numbers will not increase, with four bedrooms being maintained in the house.

The rear two storey addition will reflect the appearance of the host building, with a twin hipped roofline set lower than the main ridge height. The proposed dormer addition is set above the eaves height and will not over dominate the overall scale of the tiled catslide roof. The design of the additions is acceptable and will not detract from the overall character and appearance of the house in public views from the street.

Consequently the appearance of the proposed works are considered to accord with Policy DP26 and with the relevant Design Guide principles.

Impact on residential amenities

District Plan Policy DP26 requires 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.'*

In addition Principle DG45 in the Design Guide refers to the need to consider privacy of existing and future residents and it is noted that privacy may be affected by the relationship of buildings to each other.

The immediate neighbouring properties to the site are No 34 and 36 Beckworth Lane, sited to the west and east of the site respectively. To the north west of the house, and backing onto the side boundary of the site is another house at 12 Beckworth Close. That property has a shallow rear garden and enjoys oblique views over the rear garden at No 35.

It is considered that the spacing and orientation of the neighbouring dwellings, with consideration of the boundary screening afforded by the established boundary trees and hedgerows, is relevant in the consideration of the proposed development.

The house at No 34 is sited to the west of No 35. The wrap around side and rear extension at that property extends up to the site boundary. The dummy pitched roofline on the back of that addition is sited to the rear of two staggered first floor bedroom windows. These provide a view down into the rear patio at that property, which extends up to the close board boundary fence on the side garden boundary at No 35. It is considered that due to the spacing of the houses a 45 degree line taken from the centre point of these windows would not be interrupted by the massing and form of the proposed set back first floor addition or the position of the two storey addition, which is inset approx. 3m from the boundary fence line.

Concerns have been raised by the neighbouring resident that the proposed extensions will impact upon light (during the afternoon and evening) and privacy enjoyed in rear garden of No 34 Beckworth Lane.

With regards to the impact upon light it is considered that the existing orientation of the rear patio to the north of No 34, as well as the presence of the existing first floor addition over the garage at No 35, will mean that the area will already be largely overshadowed throughout the day, and more so in winter when the sun is lower. The proposed siting and hipped roof forms on the proposed rear additions will limit further shadowing impacts.

In terms of privacy the impact of the proposed ensuite room addition will be minimal for the neighbour at No 34. The presence of the addition will not be obvious to users seated on the patio area at the rear of No 34. The addition will only be visible from views from immediately next to the boundary fence line. Overlooking onto this area from the forward sited, rear facing, ensuite window can be prevented by the use of obscured glass in the twin paned window serving that room.

To the east of the site lies the detached house at No 36 Beckworth Lane. The side wall of that property contains a landing window and a bathroom window. These would overlook the proposed lean to roofline of the single storey side extension. A high level window in the side facing elevation of this addition is shown to be obscure glazed and this would protect the privacy of the neighbouring residents. It is considered that the added depth of the proposed two storey additions at the rear of the house would not adversely affect the amenity of the residents living at No 36. There is a thick evergreen boundary hedge line of at least 4m in height on the boundary between the rear gardens at Nos 35 and 36 which will limit views of the extended house.

The house to the north east of No 35, at No 12 Beckworth Close, has a shallow rear garden. It is sited some 12m from the rear of No 35. The rear garden at No 12 backs onto the side of the rear garden belonging to No 35 Beckworth Lane. Views from the first floor bedroom windows in that house overlook the rear garden and give an oblique angled view of the rear elevation of No 35. Views towards the proposed extensions are therefore limited and will not impact upon principle living rooms in that property. The rear garden is well screened by boundary shrubs, particularly during the summer months, and timber boundary fencing. It is considered that the proposed first floor bedroom windows in the back wall of the two storey addition will not adversely affect the outlook or privacy from the rear of that property.

Given the nature of the proposal and the relationship with the neighbouring properties, it is deemed that no significant harm will be caused by the proposed development to the privacy, outlook, daylight and sunlight of the immediate residents.

The proposal accords with the requirements of the more up to date Policy DP26 of the District Plan, and also with the relevant principles of the Design Guide.

Parking provision

With regards to parking provision the proposal will not increase the number of bedrooms in the house. The existing frontage parking arrangements will remain unchanged. The garage will remain and the existing front driveway will be retained to provide off road parking space.

The proposal will therefore accord with District Plan Policy DP21.

Drainage

The neighbour at No 36 has raised concerns regarding the drainage arrangements between the two houses. The applicant's agent has confirmed that there is no evidence of shared drains, and that the development will be completed to accord with the relevant Building Regulations. A Drainage Survey Plan has been submitted to accompany the application to reassure the neighbours that the matter has been considered and that their drainage will not be affected. Southern Water have also commented on the application and have raised no objections. It is considered that the matter has been satisfactorily addressed.

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 proposed extensions are located at the front, side and rear of the house. They have been designed to respect the character and appearance of the existing house and will not impact harmfully upon the character and appearance of the property or the street scene in this established residential road.

It is considered that the new additions and related internal and external alterations will not cause significant harm to the neighbouring amenities. The proposal accords with the aims of District Plan Policy DP26 and also with the relevant principles of the Design Guide.

The house will retain four bedrooms and the on site parking provision will not change. The proposal will therefore accord with District Plan Policy DP21.

It is considered that the drainage concerns raised by the neighbour have been satisfactorily addressed.

Consequently this application is recommended for approval.

Decision: Permission

Case Officer: Anna Tidey