

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0553	Case Officer:	Deborah Lynn
Application Type:	Householder Application		
Proposal:	Lean to shed to left side of house.		
Site:	Linden Lodge, 23 Backwoods Lane, Lindfield, Haywards Heath, West Sussex, RH16 2EQ, ,		
Validation Date	7 Aug 2026	Overall Expiry Date:	1 Sep 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	23 Sep 2026
Target Date:	2 Oct 2026	Recommending Officer Signature:	Deborah Lynn

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	24 Sep 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0553

**Linden Lodge, 23 Backwoods Lane, Lindfield, Haywards Heath, West Sussex, RH16 2EQ,
Lean to shed to left side of house.
Mr John Noble**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Not applicable.

LINDIFIELD PARISH COUNCIL OBSERVATIONS

Lindfield Parish Council has no objection to this application.

INTRODUCTION

This application seeks planning permission for a lean to shed to the left side of the house.

RELEVANT PLANNING HISTORY

14/01696/FUL - Demolition of existing garage and 2-storey rear extension. Permission granted 02.07.2014.

SITE AND SURROUNDINGS

Linden Lodge, 23 Backwoods Lane, is a detached chalet style dwelling with rooms in the roof space. The dwellinghouse is well set back from the road, within a line of residential properties, and benefits from a large driveway to the front. The street scene is mixed with a variety of dwelling types; a semi-detached house adjoins the property to the northeast whilst a bungalow adjoins the property to the southwest.

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

APPLICATION DETAILS

Proposed plans indicate that the existing timber gate enclosing the northeastern side of the property will be removed and replaced with a lean to shed / car port structure constructed from a steel frame with powder coated steel panels finished in anthracite grey and a polycarbonate roof.

Plans indicate that the structure will measure 10 metres long by approximately 2.37 metres wide. A mono-pitched roof is proposed that measures 2.3 metres high and 2.1 metres to the eaves. The structure will attach to the northeastern flank wall of the dwellinghouse and will adjoin the side extension at no. 21, although the applicant has stated that it will not be attached. The structure will be enclosed to the rear by side hung doors and to the front by an up and over garage door.

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.

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 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:

DPS2 sustainable design and construction

DPS6 health and wellbeing

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) (August 2026)

Policy S3 of the NPPF concerns the presumption in favour of sustainable development and advises that policy S4 in this Framework should be applied when considering development proposals within settlements.

Policy S4 states in part that *'development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.'*

ASSESSMENT

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

- Design and impact on character of area
- Impact on neighbouring amenities.

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. However, this policy has 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 Council's adopted Design Guide is a material consideration in the determination of the application. Chapter 9 of the Design Guide relates to household extensions. Design Principle DG49 states that extensions should typically use simple, uncomplicated building forms to complement and coordinate with the scale, form and massing of the original dwelling.'

Principle DG50 concerns side extensions and advises that *'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 extension will be sited to the northeastern side of the dwelling and will infill the space between the dwellinghouse and the adjoining dwellinghouse at no. 21 which has been extended to the side with a single storey extension; the parapet wall to the extension adjoins the boundary with no. 23.

Whilst the proposed structure would close the gap between the dwelling and that at no.21, it is single storey and of light weight construction and would not appear significantly larger than the existing timber gate that currently encloses the gap between the properties. The proposal is considered acceptable in terms of design, form and scale to the existing dwelling and will tuck under the eaves of the bungalow, whilst being set back from the front wall of the dwelling, reflecting the existing side gate. As such it is not considered that the proposal would have a harmful impact upon the appearance and character of the area.

The proposed development is therefore considered to comply with policy DP26 of the District Plan and policy DP3 of the NPPF.

Impact on amenity

Policy DP26 of the District Plan refers to amenity and states that development proposals should 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: 1.d. ii 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 P3: 2.b of this policy requires proposals to *'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 lean-to structure would be sited adjacent to the neighbouring property at no. 21 which is lined by a parapet wall where it adjoins the boundary with no. 23. There are no windows located within the parapet wall that would be affected by the proposal. Given the existing relationship between the properties it is not considered that the proposal would cause unacceptable harm to neighbouring amenities in terms of affecting light levels, outlook or privacy or creating additional noise and disturbance.

The proposal therefore accords with policy DP26 of the District Plan and policies L2 and P3 of the NPPF.

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 development is deemed acceptable in terms of design, form and scale to the existing dwellinghouse and surrounding properties and is not considered to detract from the appearance and character of the area. Nor should the proposal cause unacceptable harm to neighbouring amenities in terms of affecting privacy or creating noise and disturbance. The proposal therefore accords with policy DP26 of the Mid Sussex District Plan and policies DP3, L2 and P3 of the NPPF.

Decision: Permission

Case Officer: Deborah Lynn