

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1928	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Proposed garage conversion into a habitable space, the construction of a front bay window, the installation of a new open pitched-roof porch, a replacement front door, the replacement of all existing windows and alterations to the conservatory fenestration and rear utility doors. New hard and soft landscaping.		
Site:	2 Pickers Green, Lindfield, Haywards Heath, West Sussex, RH16 2BS, , ,		
Validation Date	5 Aug 2026	Overall Expiry Date:	31 Aug 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	24 Sep 2026
Target Date:	30 Sep 2026	Recommending Officer Signature:	<i>Catherine Cardin</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	24 Sep 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1928

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Mr And Mrs Fitzpatrick**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

MSDC Tree Officer

No objection.

PARISH COUNCIL OBSERVATIONS

Lindfield Parish Council has no objection to this application.

INTRODUCTION

The application seeks planning permission for the conversion of the existing garage into a habitable room, installing a new front bay window and pitched-roof porch with a replacement entrance door, replacing all existing windows, alterations to the conservatory glazing and rear utility doors, and new hard and soft landscaping.

RELEVANT PLANNING HISTORY

LF/026/89- First floor bathroom extension, over the existing garage. Permission.
07/03404/FUL- Rear conservatory, single storey. Permission.

SITE AND SURROUNDINGS

The application property is a two-storey detached dwelling. The property is characterised by red brick, tile hanging to the first-floor elevation, white uPVC fenestration and a pantile roof.
The property is located within the built-up area boundary of Lindfield and is within an Area of Townscape Character. Neighbouring properties are located to the east, west and north. The public highway lies to the south.

APPLICATION DETAILS

The proposed open porch would measure approximately 3.3 metres in width and 0.8 metres in depth. This would incorporate a hipped roof with a maximum height of approximately 3 metres and an eaves height of approximately 2.4 metres. This would incorporate a solid oak timber post and a new brick plinth wall and would be finished in brickwork and clay tiles to match the existing property.

The proposed bay window would measure approximately 2.8 metres in width and 0.6 metres in depth. This would incorporate a hipped roof with a maximum height of approximately 3 metres. This would have red clay roof tiles to match the existing dwelling.

The proposed garage conversion would incorporate a casement window whilst the proposed replacement windows would be finished in white uPVC. .

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 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

Site Allocations DPD

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

No relevant policies

Neighbourhood Plan

Lindfield and Lindfield Rural Neighbourhood Plan was made in 2016.

Relevant policies:

7 - Areas of Townscape Character

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

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) (August 2026)

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
- Neighbouring Amenities
- Impact to Trees
- Parking Arrangements
- Biodiversity Net Gain

Design and Character

Policy DP26 of the District Plan relates to character and design. However, this is considered to have very limited weight as it is materially inconsistent with the NPPF, and greater weight should be given to policy DP3 of the NPPF.

Policy 7 of the Neighbourhood Plan requires that: *'Development proposals in an Area of Townscape Character will be supported, provided applicants can demonstrate they have had regard to their impact on the character and appearance of the area and have sought to retain features important to the character of the area, as defined in the Lindfield Village Design Statement.'*

Principle DG49 of the Mid Sussex Design Guide states in part 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 of the Mid Sussex Design Guide relates to front extensions and states in part that: *'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.'*

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 application property lies within a housing estate where properties are a variety of ages and designs. The area is characterised by spacious residential plots, mature trees and landscaping, and a verdant suburban character.

The proposed front porch extension would be set back from the front the road and would be of a modest scale and simple design. It is considered that the hipped design of the roof would coordinate well with the existing property. Furthermore, the use of materials to match the existing dwelling would ensure a coherent and consistent appearance.

The proposed front bay window is considered a modest and sympathetic addition to the existing property. Whilst bay windows are not a defining characteristic of the immediate street scene, the proposed bay would be subordinate to the host dwelling and proportionate to the front elevation. The replacement of the existing garage door with a domestic window feature is considered to result in a coherent appearance that would preserve the character and appearance of both the host dwelling and the wider area.

The proposed window serving the converted garage, together with the replacement fenestration throughout the dwelling, is considered sympathetic to the host property. The proposed glazing bar detailing reflects features evident on neighbouring dwellings within the street scene and would not appear incongruous within the surrounding area. The use of materials to match the existing dwelling would ensure a cohesive and consistent appearance.

The site is located within the Sunde Avenue/Hickmans Lane/Denmans Lane Area of Townscape Character designated under Policy 7 of the Lindfield & Lindfield Rural Neighbourhood Plan. The proposal comprises relatively modest alterations to the existing dwelling, including replacement windows, a new bay window and entrance porch. No changes are proposed to the site's mature landscaping, boundary treatments or areas of open space which contribute to the verdant suburban character of the area. Furthermore, the proposal would not result in the loss of any building or feature that contributes positively to the character and appearance of the Area of Townscape Character. Accordingly, the proposal would preserve the established character and appearance of the locality and would accord with Policy 7 of the Neighbourhood Plan.

The development would therefore be consistent with the design objectives of Policy DP26 of the District Plan, Policy 7 of the Lindfield & Lindfield Rural Neighbourhood Plan, the Mid Sussex Design Guide and Policy DP3 of the NPPF.

Neighbouring Amenities

Policy DP26 in part seeks to ensure that new development does 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(1dii) 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 2(b) of this policy requires proposals '*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*'.

To the west of the application site lies 1 Pickers Green. Given the modest and single storey nature of the proposed porch and bay window, it is not considered that the proposal would have an unacceptable impact on the light and outlook of this neighbouring property. The proposal seeks to relocate a window on the side (south-east) elevation at first floor level. Given that the opening would be reduced in size, it is not considered that the proposal would result in unacceptable harm to the privacy of this neighbour.

To the east of the application site lies 3 Pickers Green. Given that the proposal would retain a separation distance of approximately 6.2 metres and that the works to the rear elevation facing this property are modest in nature, it is not considered that the proposal would have an unacceptable impact on the light and outlook of this neighbouring property. It is proposed to replace conservatory windows with doors on the rear (northeast) elevation. Given that the installation of glazed doors would not increase opportunities for overlooking, it is not considered that the proposal would result in unacceptable harm to the privacy of this neighbour.

Due to the domestic nature of the proposed development, it is considered that there would not be unacceptable harm in terms of noise, air and light pollution.

It is therefore considered that the proposal would not cause unacceptable harm to the amenities of neighbouring properties. The proposal is therefore deemed to accord with the above-mentioned part of policy DP26 of the District Plan and Policies L2 and P3 of the NPPF.

Impact to Trees

Policy DP37 of the District Plan relates to Trees. However, this is considered to have very limited weight as it is materially inconsistent with the NPPF, and greater weight should be given to policy N2 of the NPPF.

Policy N2 of the NPPF relates to improving the natural environment. Part 1 (a) of this policy requires that proposals should *'consider the environmental qualities of land proposed for development, including habitats, landscape character and the natural beauty of the countryside, and identify opportunities for those qualities to be conserved or enhanced (including through requirements for biodiversity net gain where these apply).'*

There are a number of trees within the proximity of the development site. The MSDC Tree Officer was consulted on the application and has provided a response. The MSDC Tree Officer raises no objection to the proposal and your Planning Officer agrees with their comments. Accordingly, it is not considered that the development would result in unacceptable harm to trees and the proposal is considered to comply with the relevant criteria of policy DP37 of the District Plan and Policy N2 of the NPPF.

Parking Arrangements

Policy DP21 of the District Plan seeks development to provide adequate car parking taking into account accessibility of development, the type, mix and use, and the availability and opportunities for public transport. It is considered that this policy has very limited weight as it is considered to be materially inconsistent with the NPPF and greater weight should be given to policies TR2 and TR6 of the NPPF.

Policy TR4 of the NPPF relates to street design, access and parking. Part TR3(1e) requires proposals to *'Provide a suitable number of parking spaces for a range of transport modes where appropriate, reflecting the location and nature of the development (including its connectivity), any locally-set standards in the development plan, and including adequate provision of spaces and infrastructure that allow for the charging of electric vehicles in safe, accessible and convenient locations.'*

Policy TR6 of the NPPF relates to assessing transport impacts. Policy TR6(4) states *'Development proposals should be refused if they would have a severe adverse impact on the transport network (in terms of capacity and congestion, including cumulative impacts), or an unacceptable impact on highway safety; taking into account any mitigation measures proposed as well as any wider network improvements, including measures to support sustainable patterns of movement. This applies both during the construction phase and following completion.'*

It is noted that the proposal would result in the loss of a garage associated with the dwelling. West Sussex County Council Parking Standards Guidance (2020) outlines the County Council's approach to parking at new developments to ensure that sufficient parking is provided to meet the needs of the development while maintaining highway network operations, protecting surrounding communities and pursuing opportunities to encourage use of sustainable modes of transport. It has been confirmed that the property currently has four bedrooms. West Sussex County Council Parking Standards Guidance (2020) outlines that for a 4-bedroom dwelling in this location that 3 parking spaces should be provided. Whilst the proposal would result in the loss of a garage parking space, it is noted that the proposal would not increase the number of bedrooms or intensity of occupation of the dwelling and sufficient opportunity for on-street parking exists within the vicinity. In this instance, no severe highway impacts are anticipated.

As such the proposal is considered acceptable in terms of highway safety and parking provision. The proposal therefore complies with policies TR4 and TR6 of the NPPF and policy DP21 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. 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 would preserve the character and appearance of the host dwelling and surrounding area and would not result in unacceptable harm to neighbouring amenity. The proposal is therefore considered to accord with Policies DP21 and DP26 of the Mid Sussex District Plan, Policy 7 of the Lindfield Neighbourhood Plan, the Mid Sussex Design Guide SPD and Policies DP3, L2, N2 and P3 of the NPPF.

Accordingly, planning permission is recommended for approval.

Decision: Permission

Case Officer: Catherine Cardin