

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0422	Case Officer:	Anna Tidey
Application Type:	Householder Application		
Proposal:	Demolition of existing garage and erection of replacement two storey side extension, single storey rear extension and front porch with changes to fenestration.		
Site:	6 The Glebe, Lindfield, Haywards Heath, West Sussex, RH16 2JS, , ,		
Validation Date	18 Feb 2026	Overall Expiry Date:	23 Mar 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	10 Apr 2026
Target Date:	15 Apr 2026	Recommending Officer Signature:	Anna Tidey

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
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Signed and Agreed By:	Steven King	Date:	10 Apr 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0422

**6 The Glebe, Lindfield, Haywards Heath, West Sussex, RH16 2JS, ,
Demolition of existing garage and erection of replacement two storey side extension, single
storey rear extension and front porch with changes to fenestration.
Mr And Mr Jarman**

SUMMARY OF REPRESENTATIONS

One representation received from a neighbour living to the rear of the site, in Pickers Green, which recommends the Ash tree in the garden behind the proposed extension is felled, as they believe that the tree is suffering from Ash die back.

CONSULTATIONS

Southern Water: The development site is not located within Southern Water's statutory area for water supply services. South East Water are the relevant statutory undertaker. Southern Water has no objections to this proposal.

SE Water: No comments received.

PARISH COUNCIL OBSERVATIONS

Lindfield Parish Council: No objections.

INTRODUCTION

This application seeks planning permission for the demolition of the existing garage and the erection of a two storey side extension, single storey rear extension and a front porch, with associated changes to the fenestration at No 6 The Glebe, off Denmans Lane in Lindfield.

RELEVANT PLANNING HISTORY

CU/041/74. Garage extension. Approved March 1974.

SITE AND SURROUNDINGS

No 6 The Glebe is a detached 4 bed house located at the end of an established residential cul de sac of various larger houses off Denmans Lane

The property is located within the Built up Area boundary of Lindfield.

APPLICATION DETAILS

The submitted plans show the removal of the attached enlarged garage, which is located at the side, extending to the rear of the property and the addition of new single and two storey side and rear additions on the north and north eastern elevations of the building. A new front porch is also proposed.

The side addition will extend 2.6m forward of the front wall of the existing garage, and will be set back from the front wall of the house by 0.3m. It will extend to the side of the house by 3.8m and 1.2m deeper than the existing garage at ground floor level. At ground floor level the extension will have a flat roof and will wrap around the rear elevation, extending to a depth of 2.5m across a 7.4m width. At first floor level the extension will extend to the depth of the house and extend 2m from the rear wall of the house.

The house currently accommodates a hallway leading to a lounge and dining room, a WC and a rear kitchen. A narrow covered corridor allows access from the front to the rear gardens between the house and the garage.

The proposed extensions will allow for the internal layout to be redesigned to create a separated lounge, a rear open plan kitchen/dining area room and a boot room in the house, with the new kitchen extending into the rear extension.

The side extension will provide a small store with an external garage door for front access, a new utility room, shower room, study and playroom/bedroom at the rear. Space will be available to the side of the extension for a new rear access pathway, and a side access doorway in the utility room will allow access onto this from the extension.

At first floor level the extension will accommodate a new principal bedroom, with an internal corridor serving a separate dressing room and an ensuite to the front.

The proposed extension will be set back from the frontage with a lowered gabled roofline, and set down approx. 0.3m from the main house ridge. A recessed gabled window is proposed in the front first floor of the extension. Other windows in the additions reflect a plain glazed, simple fenestration style, which is proposed on all elevations of the house, to replace the existing Georgian window panes.

There is an existing glazed porch with a flat roof serving the front door. It is proposed that this is removed and replaced by an open framed gabled porch, measuring approx. 2.1m wide by 1.2m deep.

The application form details the proposed materials for the extensions. Currently the house has brick walls with front first floor tile hanging on the front elevation. This is to be altered to horizontal composite boarding, colour not specified. The single storey extension at the rear is to be clad with vertical boarding. The white UPVC windows are to be changed to aluminium flush casement windows, colour also not specified. The rear extension has aluminium framed sliding patio doors. The tiled roofs are to be finished to match the house roof with clay roof tiles.

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 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 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 relevant policies.

Neighbourhood Plan

Lindfield and Lindfield Rural Neighbourhood Plan (made 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 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:

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) (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 and Impact upon the street scene
- Impact on residential amenities
- Biodiversity Net Gain

Design and Impact upon the street scene

Policy DP26 of the District Plan relates to character and design and requires all proposals to be well designed and reflect the distinctive character of the towns and villages as well as addressing the character and scale of the surrounding buildings and landscape.

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 respond to the design of the original dwelling and applicant will be expected to demonstrate how local character has informed the design proposal.

Design Guide Principle DG50 refers to Front and Side extensions and states that they will be resisted where they have an adverse impact on the street scene or the appearance of a dwelling. With regards to side extensions the guidance states that they 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. Side extensions will 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. These should 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 application seeks to extend a detached dwelling in a large plot in an established residential area of Lindfield, where a number of similar properties have been extended with a variety of extensions and alterations.

The proposed single and two storey extensions are considered to be subordinate in scale in relation to the host dwelling. The proposed extensions would respond appropriately to the character of the existing building and the use of new materials would provide an acceptable contemporary finish. The proposed front porch addition would enhance and update the front elevation of the house.

The proposed additions are located to the front, side and rear of the property. The front elevation of the additions, new front cladding and the new fenestration would be visible from the street and from public vantage points. Whilst the first floor element would be within an existing gap between the houses at Nos 6 and 7 The Glebe, it is considered that the changes and additions would not have a harmful impact upon the street scene or the overall character of the area. As the house is not located in a Conservation Area and is not listed it is not considered necessary to control the colour of the windows or cladding in this instance by a planning condition, although a condition to require the brickwork to match is proposed.

This proposal would not be harmful to the street scene and is therefore considered to comply with Policy DP26 of the District Plan, and the relevant principles of the Mid Sussex Design Guide SPD.

Impact on residential amenities

Policy DP26 of the District Plan requires developments to demonstrate that it does not cause significant harm to amenities of existing nearby residents (or future occupiers), taking into account matters such as impact on light, privacy and outlook.

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 are the neighbouring house at No 7 The Glebe and No 5, which is sited at an angle to No 6, at the end of the cul de sac.

Both houses are of a different design to No 6, with No 7 having had alterations including a similarly designed front porch and dark window frames, and No 5 having white horizontal cladding at first floor level on the front elevation.

The proposed side extension will bring the first floor built form of No 6 closer to No 7. However No 7 is set forward of No 6 and there are no first floor windows proposed in the side walls of the extension to overlook or affect privacy in the rear garden of that property.

Given the siting of the additions it is considered that the additions will not affect the neighbours at No 5.

Overall the extensions and proposed alterations would not cause significant harm to light or outlook available to the immediate neighbours or adversely affect their amenities.

The proposal is therefore considered to comply with Policy DP26 of the District Plan, and the relevant principles of the Mid Sussex Design Guide SPD.

Other issues

A representation has been received during the course of determining the application from a neighbour living in Pickers Green to the rear of the site. They raise a concern regarding the health of one of the trees growing in the rear garden boundary.

As the footprint of the proposed extension closely corresponds to the rear line of the existing garage projection, a Tree Survey has not been requested to support the application, and the advice of the Tree Officer has not been taken in this case. This matter is considered a separate issue to the consideration of this proposal as the proposed development is not likely to impact this tree.

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 and associated alterations are considered acceptable in design terms and will not impact harmfully upon the character and appearance of the property or the street scene in this established residential road. The proposal accords with District Plan Policy DP26 and the relevant Design Guide Principles.

It is considered that the extension and front porch addition will not cause significant harm to the neighbouring amenities, or impact upon the privacy, outlook, daylight, sunlight and security of the neighbours. The proposal accords with the aims of District Plan Policy DP26 and the relevant principles of the Design Guide.

Consequently this application is recommended for approval.

Decision: Permission

Case Officer: Anna Tidey