

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0433	Case Officer:	Tracie Axford
Application Type:	Householder Application		
Proposal:	Proposed two storey front extension with pitched roof, single storey rear orangery extension with flat roof. Replacment windows throughtout and open pitch roof porch.		
Site:	28 West Common, Lindfield, Haywards Heath, West Sussex, RH16 2AH, , ,		
Validation Date	20 Feb 2026	Overall Expiry Date:	20 Mar 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	15 Apr 2026
Target Date:	17 Apr 2026	Recommending Officer Signature:	<i>Tracie Axford</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	15 Apr 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0433

**28 West Common, Lindfield, Haywards Heath, West Sussex, RH16 2AH, ,
Proposed two storey front extension with pitched roof, single storey rear orangery extension
with flat roof. Replacement windows throughout and open pitch roof porch.
Brett And Fiona Carr**

SUMMARY OF REPRESENTATIONS

None received

SUMMARY OF CONSULTEES

Southern Water - no objections
Nature Space - no comment

LINDFIELD PARISH COUNCIL OBSERVATIONS

Lindfield Parish Council have no objection to this application.

INTRODUCTION

The application seeks planning permission for a proposed two storey front extension with pitched roof, single storey rear orangery extension with flat roof. Replacement windows throughout and open pitch roof porch.

RELEVANT PLANNING HISTORY

None

SITE AND SURROUNDINGS

The application property consists of a two storey detached dwelling located on the south eastern side of West Common, within the built up area boundary of Lindfield. It has external facing brickwork with white fenestration and benefits from an integral garage. The gravel driveway to the front of the property can accommodate several vehicles.

The locality is characterised by residential development of properties of similar scales and forms but with varying detailed designs. The dwellings on this side of West Common are set back and down slope from the highway with off street parking and mature front boundary hedging which partially obscures the properties from view.

Many of the properties within the locality have benefited from extensions and alterations of differing scales and designs.

APPLICATION DETAILS

This application seeks permission for a proposed two storey front extension with pitched roof, single storey rear orangery extension with flat roof. Replacement windows throughout and open pitch roof porch.

The proposed two-storey front extension will be approximately 4.7m wide, and project 1.8m forward of the existing main front elevation, and reach a maximum height of 7.1m. It will not extend further forward than the front elevation of the integral garage which extends 3.2m forward of the main front elevation.

The external materials are proposed to match the existing dwelling. The single storey open porch at the front of this extension is proposed to have a pitched roof with tiles to match the existing.

The proposed orangery will be approximately 5.4m wide, and project 2.7m from the main rear elevation, and reach a maximum height of 3.8m. It will not extend further than the rear elevation of the existing kitchen which extends 3.2m from the main rear elevation, but will sit in line with it. The external materials are proposed to match the existing dwelling. A flat roof is proposed with a roof lantern. On the side elevation of the existing kitchen, a window will be infilled with brickwork to match the existing.

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 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 Neighbourhood Plan

The Lindfield Neighbourhood Plan was made in March 2016.

Relevant Policies:

Policy 1: A Spatial Plan for the Parishes

Policy 7: Area 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 (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:

DPS1 - Climate Change

DPS2 - Sustainable Design and Construction

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.

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 properties
- Biodiversity Net Gain

Design and Character

Policy DP26 of the Mid Sussex 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:

- *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 DP27);*
- *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.*

A similar ethos is found in the Mid Sussex Design Guide SPD and Policies 1 and 7 of the Lindfield Neighbourhood Plan in terms of character and design.

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 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 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'.

Principle DG51 relates 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 design approach has been carefully considered to ensure that the extension responds positively to the character, appearance and scale of the host property and the surrounding area. The two-storey front extension and associated open porch represents a limited increase to the overall footprint of the dwelling. It will not project forward of the existing front elevation of the integrated garage which extends further than the main front elevation of the dwelling. The extension has been designed to be lower in height than the main dwelling ensuring that it appears subordinate to the main dwelling. The materials proposed will match those of the existing dwelling.

Therefore the proposal is considered to be well designed and would protect the character of the area and therefore would comply with policy DP26 of the Mid Sussex District Plan, Policy 1 and 7 of the Lindfield Neighbourhood Plan and the Mid Sussex Design Guide SPD.

The proposed rear orangery extension is designed to complement the existing dwelling in both style and appearance using materials which will match the existing dwelling. It is appropriate in scale and will remain subservient to the main dwelling. It will not be visible from the public domain and will therefore have no significant impact on the character of the area.

It is therefore concluded that the proposal is considered to comply policy DP26 of the District Plan, policy 1 and 7 of the Lindfield Neighbourhood Plan and the relevant principles of the Mid Sussex Design Guide SPD.

Impact on 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 Policy DP29);'*

The proposed front extension comprising the two storey extension and associated front porch will not extend further than the existing front elevation of the integral garage. As the front extension will be positioned on the central section of the front elevation of the property, views of the front extension will be limited due to the separation distance between the extension and the neighbouring properties. There will be no impact on the neighbouring properties in terms of impact on light or overlooking.

The rear extension is positioned to fit behind the existing kitchen which extends beyond the rear elevation of the kitchen. As it is single-storey in nature, the proposed extension will not have an impact on the neighbours in terms of light or overlooking.

It is therefore considered that the proposals will not result in any significant impact to the neighbouring amenities, so the proposal is deemed to comply with policy DP26 of the Mid Sussex 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

In conclusion, the proposal is appropriate in terms of design and will not negatively impact on the host dwelling nor its immediate setting, and will not result in harm towards neighbouring amenities. The proposal will comply with Policy DP26 of the District Plan, Policies 1 and 7 of the Lindfield Neighbourhood Plan, the MSDC Design Guide and the requirements of the NPPF.

Decision: Permission

Case Officer: Tracie Axford