

Delegated Decision

Sign off Sheet

Ref. No:	DM/24/2795	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Bricking up existing timber side door. Changes to fenestration and internal alterations at the rear of the building.		
Site:	16A Sunte Avenue, Lindfield, Haywards Heath, West Sussex, RH16 2AA, , ,		
Validation Date	19 Nov 2024	Overall Expiry Date:	18 Dec 2024
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	10 Jan 2025
Target Date:	14 Jan 2025	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>Joanne Fisher</i>	Date:	10 Jan 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/24/2795

**16A Sunte Avenue, Lindfield, Haywards Heath, West Sussex, RH16 2AA, ,
Bricking up existing timber side door. Changes to fenestration and internal alterations at the rear
of the building.**

Mr James Aitchison

SUMMARY OF REPRESENTATIONS

No letters were received.

SUMMARY OF CONSULTEES

None.

PARISH COUNCIL OBSERVATIONS

Lindfield Parish Council has no objection to this application.

INTRODUCTION

Planning permission is sought for the bricking up of an existing side door, changes to fenestration, and internal alterations at the rear of the building.

RELEVANT PLANNING HISTORY

No relevant planning history.

SITE AND SURROUNDINGS

16A Sunte Avenue is a ground floor flat within a converted semi-detached dwelling. It is constructed of red brick, has white timber sash windows and a forward-facing gable end. It has a clay tiled pitched roof, timber detail barge boards and porch detailing.

The application site lies within the built-up area of Lindfield as defined in the District Plan, and within an Area of Townscape Character as defined in the Lindfield and Lindfield Rural Neighbourhood Plan.

APPLICATION DETAILS

The proposals comprise the bricking-up of the existing external timber side door to the eastern (side) elevation and removal of the canopy above.

A new external door will be created on the north (rear) elevation, in lieu of a window. The door design includes a decorative brick head, to match the existing architectural style.

As the property is a flat, it does not benefit from permitted development rights as set out in The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

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 policy:
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.

Neighbourhood Plan

Lindfield and Lindfield Rural Neighbourhood Plan (made 2016)

Relevant policies:
Policy 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 (Regulation 19) is currently at Examination and the stage 1 hearings were concluded on the 31st October 2024. There are unresolved objections to the majority of 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
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

The main issues that need to be considered in the determination of this application are as follows;

- Design and Impact on character of the area;
- Neighbouring amenity; and
- Biodiversity Net Gain.

Design and Impact on character of the area

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:

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

Policy 7 of the Lindfield and Lindfield Rural Neighbourhood Plan relates to Areas of Townscape Character and states:

'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'.

The proposed changes to the fenestration and external door have sought to retain features important to the character of the building. By using a decorative brick head above a Victorian style door, the proposed design matches the existing architectural style.

The application site is situated within an Area of Townscape Character that contains predominantly period dwellings that have retained traditional features. The property is set back from the road and is surrounded by a series of semi-detached dwellings of the same design and style. Many of these properties have large chimneys, white timber sash windows and porch detailing. The proposal has been well designed and reflects the distinctive character of the area. As the development would not be publicly visible, it is not considered that this development would have a harmful impact on the character of the streetscene.

The works would not have a harmful impact on the character of the area, therefore the proposal is considered to comply with policy DP26 of the Mid Sussex District Plan, policy 7 of the Lindfield and Lindfield Rural Neighbourhood Plan, and principles DG49-DG51 of the Mid Sussex Design Guide.

Neighbouring amenity

Policy DP26 of the District Plan states in part that proposals should *'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'*.

The proposed development would not result in the enlargement of the dwelling, so the light and outlook currently available to neighbouring properties would not be affected. The development would not create any new openings that would result in any direct overlooking.

The proposal thereby complies with the amenity requirements of policy DP26 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

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 harm neighbouring amenities.

In conclusion, the proposal would accord with the requirements of policy DP26 of the Mid Sussex District Plan, Policy 7 of the Lindfield and Lindfield Rural Neighbourhood Plan, the MSDC Design Guide, and the NPPF.

Decision: Permission

Case Officer: Catherine Cardin