

## Delegated Decision

### Sign off Sheet

|                                              |                                                                                                                                          |                                        |                   |
|----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|-------------------|
| <b>Ref. No:</b>                              | DM/25/2453                                                                                                                               | <b>Case Officer:</b>                   | Rachel Richardson |
| <b>Application Type:</b>                     | Householder Application                                                                                                                  |                                        |                   |
| <b>Proposal:</b>                             | Two storey pitched roof side extension front open porch / canopy and add parapet wall to existing single storey flat roof rear extension |                                        |                   |
| <b>Site:</b>                                 | 43 Meadow Lane, Lindfield, Haywards Heath, West Sussex, RH16 2RJ, , ,                                                                    |                                        |                   |
| <b>Validation Date</b>                       | 29 Sep 2025                                                                                                                              | <b>Overall Expiry Date:</b>            | 23 Oct 2025       |
| <b>Pre-Commencement Conditions Required:</b> |                                                                                                                                          | <b>Pre-Com Conditions Date Agreed:</b> |                   |
| <b>Recommendation:</b>                       | Permission                                                                                                                               | <b>Recommendation Date:</b>            | 16 Dec 2025       |
| <b>Target Date:</b>                          | 24 Nov 2025                                                                                                                              | <b>Recommending Officer Signature:</b> | Rachel Richardson |

|                                                        |  |                               |   |
|--------------------------------------------------------|--|-------------------------------|---|
| <b>Date Legal Agreement Completed: (if applicable)</b> |  | <b>No of Representations:</b> | 1 |
|--------------------------------------------------------|--|-------------------------------|---|

|                              |             |              |             |
|------------------------------|-------------|--------------|-------------|
| <b>Signed and Agreed By:</b> | Steven King | <b>Date:</b> | 17 Dec 2025 |
| <b>Comments:</b>             |             |              |             |

## MID SUSSEX DISTRICT COUNCIL

**DM/25/2453**

**43 Meadow Lane, Lindfield, Haywards Heath, West Sussex, RH16 2RJ, ,  
Two storey pitched roof side extension front open porch / canopy and add parapet wall to  
existing single storey flat roof rear extension  
Ann Pearce**

### **rSUMMARY OF REPRESENTATIONS**

No.43 has asked for confirmation that there will be no encroachment either by foundations or overhanging guttering, and also that there will be a gap between buildings for maintenance purposes. Their comments are neutral.

### **SUMMARY OF CONSULTEES**

Southern Water: No objection.

### **TOWN / PARISH COUNCIL OBSERVATIONS**

Lindfield Parish Council has no objection to this application.

### **INTRODUCTION**

Planning permission is sought for a two storey pitched roof side extension front open porch with canopy, and a parapet wall to existing single storey flat roof rear extension.

### **RELEVANT PLANNING HISTORY**

|           |                              |            |            |
|-----------|------------------------------|------------|------------|
| CU/020/77 | Single Storey rear extension | Permission | 01.03.1977 |
|-----------|------------------------------|------------|------------|

### **SITE AND SURROUNDINGS**

The site comprises a 2-storey, semi-detached, white painted render and brick facing walls with hipped roof and ground floor bay window. It has a two-storey flat roof side extension and single storey flat roof rear extension as well as a brick built flat roof garden building. The property is set back from the pavement edge behind a brick wall and hedgerow boundary.

It has a long narrow rear garden with a nature reserve behind. The rear garden boundary has a 2m high close boarded fence to the west and mature vegetation to the east.

The application property is located in a suburban area within a residential cul-de-sac comprising dwellings all of mixed character, which are set back in their plots with hedgerows and grass verges up to the road. The site lies within the built-up area of Lindfield and as defined in the DP.

It is also designated as a Great Crested Newt Impact Risk Zone (Amber).

### **APPLICATION DETAILS**

The proposed two storey side extension measures approximately 2.8m wide and extends the full depth of the original dwelling. It will be built flush with the existing front and rear elevations. The proposed porch enclosure has open sides and a hipped tiled roof. The roof would be supported by timber post and brick columns. It measures 3.5m at its highest point and 2.45m to the eaves. It will project by 1.5m and measures 2.2m wide. The proposed parapet will increase the eaves of the single storey rear extension from 2.8m above ground level to 3.2m above ground level (0.4m). Materials will match 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 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 (Mar 2018)**

The District Plan 2014-2031 was adopted at Full Council on 28 March 2018.

Relevant policies:

Policy DP26: Character and Design

### **Site Allocations DPD**

The SADPD was adopted on 29 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 (Mar 2016)**

Mid Sussex District Council formally 'made' the Lindfield and Lindfield Rural Neighbourhood Plan part of the Local Development Plan for the Parish of Lindfield as of 23 March 2016. The policies contained therein carry full weight as part of the Development Plan for planning decisions within Lindfield.

No policies are relevant to this proposal.

### **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 some of the 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:

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.

Relevant design principles include:

Principle DG49: General principles for extensions  
Principle DG50: Front and side extensions  
Principle DG51: Rear extensions

*National Planning Policy Framework (NPPF) (December 2024)*

## **ASSESSMENT**

### **Design and visual impact on the character of the area**

Policy DP26 of the Mid Sussex District Plan states (in part):

*'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;*
- protects open spaces, trees and gardens that contribute to the character of the area;*
- positively addresses sustainability considerations in the layout and the building design;'*

Chapter 9 of the Mid Sussex Design Guide SPD relates to household extensions. Design Principle DG49 states that extensions should respond to the design of the original dwelling.

Principle DG50 relates to front and 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. Principle DG51 relates to rear extensions and advises that they should have consideration for the character of the existing building and the relationship with side boundaries and adjacent buildings and gardens.

In the street scene the proposed two storey side extension will only appear different from the existing dwelling because it will have a pitched roof over it. There may be views of its extended depth at first floor from the street but this would be at an oblique angle and towards the rear half of the property so not prominent in the street scene. It would improve the character and appearance of the existing property.

The proposed porch is an open sided light weight addition to the property which will respect its existing character and appearance.

The proposed parapet roof over the existing single storey rear extension would not be visible in the street scene and would be respectful of the existing property.

The proposed fenestration changes to the property are also considered to be acceptable and respectful of the existing property which has Upvc casements.

Accordingly, it is considered that the proposal would comply with Policy DP26 of the Mid Sussex District Plan and the Mid Sussex Design Guide SPD.

### **Impact on neighbouring amenity**

Policy DP26 of the Mid Sussex District Plan states (in part):

*'All applicants will be required to demonstrate 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)'*

In terms of loss of privacy and overlooking there are no windows proposed at first floor in the side elevation. There is a first floor bedroom window proposed on the rear but this is considered to be an acceptable relationship in a built-up residential area.

In terms of overshadowing the proposed parapet wall would increase the height of the single storey rear extension by around 0.4m but the other half of the semi detached pair already has a equivalent extension to that proposed (in terms of depth and height).

The occupants of no. 43 are concerned about issues of encroachment in respect of foundations and overhanging guttering. The plans do not indicate there will be any encroachment. However, this is not a planning consideration and would require planning permission and a separate application.

As such, it is considered that the proposed extensions would not result in significant harm to the residential amenity of neighbouring properties and is therefore in accordance with Policy DP26 of the DP.

### 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.

Accordingly, the scheme would comply with Policy DP26 of the Mid Sussex District Plan.

### **Other matters**

The site is located within a designated Great Crested Newt - Impact Risk Zone (Amber). However, having regard to the nature of the application, it is unlikely to have an impact on newts and accordingly there would be no conflict with biodiversity legislation, policy and guidance.

### **PLANNING BALANCE AND CONCLUSION**

The application is considered to comply with the Development Plan as set out above and it is therefore is recommended that permission be granted.

Decision:       Permission

Case Officer: Rachel Richardson