

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2282	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Proposed two storey extension and new single storey garage building, with new boundary treatment.		
Site:	North Lodge, 1 Finches Court, Finches Lane, Lindfield, Haywards Heath, West Sussex, RH16 2PG,		
Validation Date	15 Sep 2025	Overall Expiry Date:	7 Oct 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	3 Nov 2025
Target Date:	10 Nov 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>Stephen Ashdown</i>	Date:	4 Nov 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2282

**North Lodge, 1 Finches Court, Finches Lane, Lindfield, Haywards Heath, West Sussex, RH16 2PG
Proposed two storey extension and new single storey garage building, with new boundary treatment.**

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SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Southern Water

No objection.

PARISH COUNCIL OBSERVATIONS

Lindfield Parish Council has no objection to this application.

INTRODUCTION

The application seeks planning permission for a proposed two-storey side extension, new single storey garage building and new boundary treatment.

RELEVANT PLANNING HISTORY

No relevant history.

SITE AND SURROUNDINGS

The application property is a two storey detached property. The property is characterised by red brick construction, timber detailing and white render to the first-floor front elevation, white timber windows and a plain tile roof.

To the east of the application site is a public right of way, and beyond this is an open area of countryside. The property is located within the built-up area boundary of Lindfield, as defined in the MSDC District Plan. Neighbouring properties are located to the north and east. Highway is located to the south and west.

APPLICATION DETAILS

The application seeks planning permission to construct a two-storey side extension, a new single storey garage building and to install new boundary treatment.

The two-storey side extension would have a width of some 3.7 metres and a maximum depth of some 2.2 metres. This would have a gabled roof, with a height to the ridge of some 7.6 metres and a height to the eaves of some 5.7 metres. It is proposed to install a window on the first-floor front (southern) elevation and a window on the first-floor side (eastern) elevation. The extension would be finished in external materials to match the existing. It is proposed to use this as an ensuite on the first floor, and as a WC, entrance/ boot room on the ground floor.

It is also proposed to construct a single storey garage building in the western corner of the site. This would have a maximum width of some 6.5 metres and a maximum depth of some 6 metres. This would have a gabled roof, with a height to the ridge of some 5.6 metres and a height to the eaves of some 2.7 metres. It is proposed to install a garage door on the front (southern) elevation and to install double doors and a window on the side (eastern) elevation. This would be timber clad with a tiled roof. This would have external materials to match the existing property.

Finally, it is proposed to replace the existing garden wall and install a sliding vehicle gate on the southern site boundary. The garden wall would have a width of some 5.5 metres and a maximum height of some 1.8 metres. The sliding vehicle gate would have a maximum width of some 5.6 metres and a maximum height of some 2 metres. This would be finished in metal, with two brick plinths.

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 made in 2016.

There are no relevant policies for consideration in relation to this proposal.

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 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:

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) (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 Character
- Neighbouring Amenities
- Parking provision
- Biodiversity Net Gain

Design and Character

Policy DP26 of the Mid Sussex District Plan relates to design and character and 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 DP27);
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.'

Principle DG49 of the Mid Sussex Design Guide relates to general principles for extensions and states that:

Extensions should respond to the design of the original dwelling and applicants will be expected to demonstrate how local character has informed the design proposal. Extensions should also normally be

designed to be well-integrated with the existing scale, form and massing allowing the original building to remain the dominant element of the property whether it has one or several additions.

Furthermore, principle DG50 of the MSDC Design Guide relates to side extensions and states 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.

The gaps between dwellings can sometimes positively contribute to articulating (for example, through the consistent rhythm of repeated houses) and adding interest in a street frontage or by providing views / visible connections to the surrounding countryside. Side extensions will therefore 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.

The proposed side extension would be of an appropriate scale and would be subordinate in height to the existing dwelling. It is considered that the gabled roof design of the side extension would coordinate well with the existing property and that the extension would be of a similar character and design to the existing dwelling. In addition, it is considered that the set down from the ridge allows the existing property to remain the dominant element. The proposed side extension would not be set-back from the front of the house. However, given that the proposed extension would in fill an existing space above the ground floor, it is considered that the proposal still allows the existing property to remain the dominant element. The side extension would not close an important gap or view and is therefore considered to not be harmful to the character of the area. As the proposal includes wall and roof materials to match the existing, it is considered that the development would provide a consistent finish.

The proposed garage building would be of an appropriate scale and form and would coordinate well with the existing property. It is considered that the proposed gable roof responds appropriately to the character of the existing dwelling.

The proposed vehicle gate use materials that are found within the street scene and is therefore considered to response the character of the surrounding area.

The proposal is therefore considered to address the character of the existing dwelling and the surrounding buildings, and as such the proposal is deemed to comply with the above part of policy DP26 of the District Plan, principles DG49, DG50 and DG51 of the Mid Sussex Design Guide SPD.

Impact on Neighbouring Amenities

In terms of impact on neighbouring amenities, Policy DP26 of the District Plan states 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'*.

To the north is Belfry Cottage 2. Whilst it is considered that the garage would cause a loss of outlook and light to this neighbour, it is considered that the level of harm that would occur would not be significant. As the garage would have a gabled roof, it is not considered that the development would cause significant overshadowing or enclosure. A window and door are proposed on the side (eastern) elevation of the garage door. Given the single storey nature of this aspect and that the neighbour has an existing garage which would partially screen the proposed garage, it is not considered that this would cause significant overlooking concerns.

To the east is Fairlands. Given that this neighbour would be offset from the development by some 32 metres, it is not considered that the proposal would be harmful to the amenities of this neighbour.

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

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.

Parking provision

Policy DP21 of the District Plan states that to meet the objectives of the West Sussex Transport Plan 2011- 2026, decisions on development proposals will take account of whether: *'the scheme provides adequate car parking for the proposed development taking into account the accessibility of the development, the type, mix and use of the development and the availability and opportunities for public transport; and with the relevant Neighbourhood Plan where applicable;*.

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. The property currently has three bedrooms. West Sussex County Council Parking Standards Guidance (2020) outlines that for a 3-bedroom dwelling in this location that 2 parking spaces should be provided. The property would have an external parking space at the front of the house that would accommodate one car, which would remain. In addition, the proposed garage would provide an additional parking space.

It is therefore considered that, in this instance, the proposal would be acceptable in terms of highways impact. Therefore, the proposal is deemed to comply with policy DP21 of the Mid Sussex District Plan and the WSCC Parking Standards Guidance.

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 proposal is considered to be acceptable in terms of design, size and scale to the dwellinghouse and locality, and would not cause harm to the amenities of neighbouring properties.

In conclusion, the proposal would accord with the requirements of policy DP21 and DP26 of the Mid Sussex District Plan. It is therefore considered acceptable.

Decision: Permission

Case Officer: Catherine Cardin