

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0951	Case Officer:	Peter Davies
Application Type:	Householder Application		
Proposal:	Proposed ground floor rear extension		
Site:	19 Meadow Lane, Lindfield, Haywards Heath, West Sussex, RH16 2RJ, , ,		
Validation Date	14 Apr 2026	Overall Expiry Date:	15 May 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	1 Jun 2026
Target Date:	9 Jun 2026	Recommending Officer Signature:	Peter Davies

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	1 Jun 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0951

**19 Meadow Lane, Lindfield, Haywards Heath, West Sussex, RH16 2RJ, ,
Proposed ground floor rear extension
Max Harris**

REPRESENTATION RECEIVED

None received.

SUMMARY OF CONSULTEES

Southern Water

No objection.

PARISH COUNCIL OBSERVATIONS

The Parish Council has no objections.

INTRODUCTION

The application seeks planning permission for a single storey rear extension.

RELEVANT PLANNING HISTORY

CU/164/80 - Brick-built double garage. Permission

SITE AND SURROUNDINGS

The application property consists of a two storey semi-detached dwelling located on the northern side of Meadow Lane, a private cul-de-sac within the built up area of Lindfield.

The locality is characterised by two storey semi-detached dwellings of similar original symmetrical scale and form, but with varying detailed designs. The dwellings are set back from the highway with open frontages which are defined and divided by mature planting and hedging, with off street parking. Many of the properties have benefited from extensions and alterations.

The application forms part of an originally symmetrical semi-detached pair with a two storey gable roof front bay window and a shared pitched roof with a central chimney. The property is constructed in brick, portions of hanging tiles, plain roof tiles and white fenestration.

APPLICATION DETAILS

The extension is to be located on the rear (north) elevation of the building and will have a width and depth of approximately 5.67 metres and 5.0 metres. The extension will have a gentle lean-to roof with an eaves height of 3.40 metres and an overall height of 3.50 metres. The extension will have 2 no rooflights and double doors and floor to ceiling windows on the rear elevation. The extension will be constructed from brick to match the existing dwelling.

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 Linfield 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:

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 and Lindfield Rural Neighbourhood Plan (made March 2016)

None relevant.

Other Material Considerations

Mid Sussex District Plan 2021-2039 Consultation 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)

Paragraphs 8, 11, 131 and 135 are considered to be relevant.

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
- Other matters
- 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.'*

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 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 proposed extension would be of a form and design which is in proportion and appropriate to the character of the existing dwelling. The extension would be located to the rear of the dwelling and would not be visible from the public highway. It is therefore considered that the proposal would be in keeping with the character of the area and the existing property.

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

Impact on neighbouring properties

Policy DP26 of the Mid Sussex District Plan 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 extension would be up the shared boundary with no. 18 Meadow Lane to the west, with no.18 having an existing flat roof extension of a similar height but of slightly less depth up to the shared boundary. The extension would be of a similar height and will create no additional overlooking and would therefore not result in significant harm to the neighbour amenity areas of no. 18.

The extension would be approximately 2.70 metres from the shared boundary with no. 20 Meadow Lane to the south, marked by close board fencing as well as mature hedging on the application property side. The extension is set in from the boundary and of an acceptable height so as not to cause significant harm to neighbour amenities of no. 20.

The proposal will therefore not cause significant harm to neighbouring properties and complies with policy DP26 of the Mid Sussex District Plan.

Other Matters

Southern Water have provided comments on the proposal raising no objection and state surface water should not be disposed of into a public foul sewer and that any new connection would require a new sewer connection application to be submitted and approved by Southern Water.

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 considered to be appropriate in terms of design, form and scale to the dwellinghouse and locality, would not cause significant harm to the amenities of neighbouring properties. Therefore, the proposal complies with Mid Sussex District Plan policy DP26 and with the relevant provisions of the NPPF. The application therefore accords with the Development Plan and is considered acceptable.

Decision: Permission

Case Officer: Peter Davies