

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0157	Case Officer:	Anna Tidey
Application Type:	Householder Application		
Proposal:	Proposed single storey front, side and rear extensions.		
Site:	66 Meadow Drive, Lindfield, Haywards Heath, West Sussex, RH16 2RR, , ,		
Validation Date	11 Feb 2026	Overall Expiry Date:	15 Jul 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Refusal	Recommendation Date:	16 Jul 2026
Target Date:	8 Apr 2026	Recommending Officer Signature:	<i>Anna Tidey</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	17 Jul 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0157

**66 Meadow Drive, Lindfield, Haywards Heath, West Sussex, RH16 2RR, ,
Proposed single storey front, side and rear extensions.
Mrs Tracey Herriven-Kemp**

SUMMARY OF REPRESENTATIONS

None received.

CONSULTATIONS

Flood Risk & Drainage: Objects to the proposed development as per the Environment Agency's standing advice for minor extensions; development within the 1:30 flood extent is not permissible.
Further comments: Maintain the Objection.

Southern Water: The development site is not located within Southern Water's statutory area for water supply services. South East Water are the relevant statutory undertaker. Southern Water has no objections to this proposal.

PARISH COUNCIL OBSERVATIONS

Lindfield Parish Council: No objections.

INTRODUCTION

This application seeks Planning permission for proposed single storey front, side and rear extensions at No 66 Meadow Drive in Lindfield.

RELEVANT PLANNING HISTORY

None found.

SITE AND SURROUNDINGS

No 66 Meadow Drive is a semi detached house located on the northern side of Meadow Drive, adjacent to a public pathway leading onto the southern part of Lindfield Recreation Ground.

The property is located outside the Conservation Area boundary and within the Built up Area boundary of Lindfield.

The site is located an area that has an historic risk of Surface Water Flooding, and the Environment Agency's Risk of Flooding from Surface Water (RoFSW) 2025 mapping and Climate Change (2025) mapping indicates that the site has a very low to high surface water flood risk, with the areas to the side and rear of the house being within amber and red risk areas.

APPLICATION DETAILS

The submitted plans show the removal of the detached single garage, which is located at the side of the property and the addition of a single storey front, side and rear addition on the three elevations of the building, extending to within 0.9m of the boundary to retain a side access pathway. The front elevation of the extension would be constructed with a gabled roofline, extending down the side of the house with a lean to style roofline.

The front addition will extend 1.2m forward of the front wall of the house and will replace an existing flat roofed open canopy over the front door. The front elevation of the extension will measure 5.1m, and the side addition will extend 2.5m from the side wall of the house, and to a full depth of 9.9m.

To the rear of the property a 4m deep by 5.5m wide flat roofed single storey addition is proposed, to extend up to the mutual boundary with the adjacent house at No 68 Meadow Drive, which has also been extended at the rear with a single storey extension with a lean to style roof.

The house currently accommodates an open plan lounge and dining room and a small kitchen with a toilet off a narrow hallway on the ground floor. The proposed extensions will allow for the internal layout to be redesigned to create a separated lounge and dining room and a new kitchen in the rear extension. The side extension will be accessed off the hallway through a new utility room. The existing kitchen is to be changed into an ensuite shower room to serve a new ground floor bathroom with an attached dressing room. A new store/study room is proposed at the front of the side extension, with an external access door from the side path.

The proposed extensions are to be constructed in face brickwork, with white UPVC windows to match the existing. The tiled roofs are to be finished to match the house roof and the rear felt roof is proposed to be finished in roofing felt with a glazed central roof lantern.

A new composite front door with glazed side panels is proposed in the new porch addition. A Georgian style window, to match the design of the other windows in the front elevation, will light the store/study room. No windows are proposed in the side wall of the side addition, other than two rooflights in the side lean to roof to serve the new bedroom. At the rear two pairs of glazed French doors are proposed to allow access from the bedroom and the kitchen into the rear garden. A plain glazed triple casement window is also proposed in the rear elevation to serve the kitchen.

Amended Plans were submitted during the course of determining the application which showed the removal of the rear extension. However, the applicants have confirmed that this was an error on their Agent's behalf and the application has reverted to the original proposal to include the front, side and rear additions, and it has been readvertised as such, from 12.06.2026.

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

DP41: Flood Risk and Drainage

Site Allocations Development Plan Document

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)

No relevant policies.

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:

DPS2 - Sustainable Design and Construction

DPS6 - Health and Wellbeing

DPB1 - Character and Design

DPS4 - Flood Risk and Drainage

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 Impact upon the street scene
- Impact on residential amenities
- Flood risk and drainage
- Biodiversity Net Gain

Design and Impact upon the street scene

Policy DP26 of the District Plan relates to character and design and requires all proposals to be well designed and reflect the distinctive character of the towns and villages as well as addressing the character and scale of the surrounding buildings and landscape.

The Council's adopted Design Guide is a material consideration in the determination of the application. Chapter 9 of the Design Guide relates to household extensions. Design Principle DG49 states that extensions should respond to the design of the original dwelling and applicant will be expected to demonstrate how local character has informed the design proposal.

Design Guide Principle DG50 refers to Front and Side extensions and states that they will be resisted where they have an adverse impact on the street scene or the appearance of a dwelling. With regards to side extensions the guidance states that they 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. Side extensions will

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.

Design Guide Principle DG51 refers to rear extensions. These should 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 application seeks to extend an unaltered dwelling in an established residential area of Lindfield, where a number of similar properties have been extended with a variety of extensions and alterations.

The proposed single storey extensions are considered to be subordinate in form and of an appropriate scale that would not appear overly dominant in relation to the host dwelling. The proposed extensions would respond appropriately to the character of the existing building and the use of materials to match would provide a consistent finish.

The proposed additions are located to the front, side and rear of the property and next to a public path. As such the additions would be visible from the street and from public vantage points. However, it is considered that they would not have a harmful impact upon the street scene or the overall character of the area.

The proposed use of matching brickwork, windows and tiles would be in keeping in an area where there is a mix of construction materials. The proposed front addition would enhance and update the front elevation of the property.

This proposal would not be harmful to the street scene and is therefore considered to comply with Policy DP26 of the District Plan, and the relevant principles of the Mid Sussex Design Guide SPD.

Impact on residential amenities

Policy DP26 of the District Plan requires developments to demonstrate that it does not cause significant harm to amenities of existing nearby residents (or future occupiers), taking into account matters such as impact on light, privacy and outlook.

In addition Principle DG45 in the Design Guide refers to the need to consider privacy of existing and future residents and it is noted that privacy may be affected by the relationship of buildings to each other.

The immediate neighbouring properties are the attached house at No 68 Meadow Drive, to the west, and No 64, sited beyond the public pathway to the east. No 68 has been extended to the side with a two storey extension and at the rear with a 3.3m deep single storey addition with a lean to roofline. No 64 is an end of terrace house which is of a different design to No 66, which occupies a set back position to No 66, and benefits from a forward projecting integral garage. There is a first floor window in the side elevation of No 64 which has views over the intervening public pathway and the rear garden of No 66.

The proposed extensions are single storey and, as such, it is considered that their construction would not cause significant harm to light or outlook available to the immediate neighbours. Given the modest single storey nature of the proposed additions it is considered that this proposal would not cause significant harm to the amenities of the neighbours.

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.

Flood Risk and Drainage

Policy DP41 of the District Plan concerns Flood Risk and Drainage. It states in part:

'Particular attention will be paid to those areas of the District that have experienced flooding in the past and proposals for development should seek to reduce the risk of flooding by achieving a reduction from existing run-off rates.'

The Council's Flood Risk and Drainage Team Engineer has reviewed the submitted Flood Risk Report and has raised an objection to the application.

They have advised that although the submitted Flood Risk Assessment (FRA) confirms that the site lies within Flood Zone 1, the Environment Agency's Risk of Flooding from Surface Water (RoFSW) mapping indicates that the site is shown to be at very low to high surface water flood risk (comparable to Flood Zones 1 to 3b). The area of high surface water flood risk is associated with a flow path running along the rear of the property. The site is also located in close proximity to an area of recorded historical surface water flooding.

The Drainage Engineers have advised that based on the latest flood risk mapping, part of the site is considered to fall within the equivalent of Flood Zone 3b (functional floodplain). Utilising the Flood Risk Vulnerability and Flood Zone Compatibility Table (PPG Paragraph 079), 'more vulnerable' development is not permitted within Flood Zone 3b. Furthermore, the Environment Agency's standing advice for minor development confirms that development within the 1 in 30-year flood extent is not permissible.

Taking into account the above Drainage advice the proposal is considered to be contrary to the aims of Policy DP41 of the Mid Sussex District Plan, the Environment Agency standing advice in respect of minor extensions and relevant Planning Practice Guidance.

Consequently it is considered that that application cannot be recommended for approval, due to this assessment.

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, whilst the proposed extensions are considered acceptable in terms of design and impact upon neighbouring amenities, they would be located within the surface water 1:30 flood extent, which is the equivalent of Flood Zone 3b. This is classified as "more vulnerable" for surface water flooding and minor extensions are not supported in these locations.

The proposed development is therefore considered to be contrary to Policy DP41 of the Mid Sussex District Plan, the Environment Agency standing advice in respect of minor extensions, paragraph 79 of the Planning Practice Guidance and the relevant provisions of the NPPF.

Decision: Refusal

Case Officer: Anna Tidey