

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 20 March 2026 16:29:18 UTC+00:00
To: "Tracie Axford" <Tracie.Axford@midsussex.gov.uk>
Subject: DM/26/0007 Oakley Lodge, 13 High Street, Lindfield

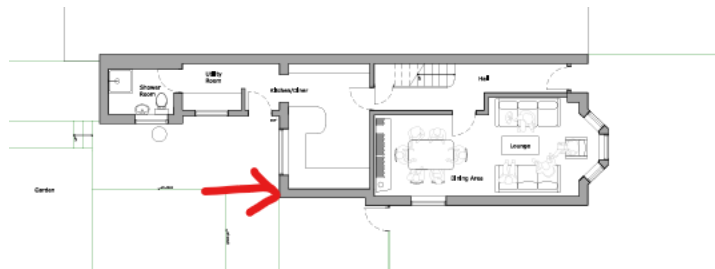
Hi Tracie

Comments on the above planning application.

The application site is one half of a late 19th/early 20th century handed villa pair located within the Lindfield Conservation Area. The current proposal is for a single storey extension to the rear of the house, taking in an existing single storey addition sitting against the boundary with the attached neighbour, and wrapping around the base of the original two storey rear wing.

Oakley Lodge and it's attached neighbour are one of three adjacent similar pairs which retain a strong period character and group value, making a positive contribution to the character and appearance of this part of the Conservation Area. To the rear of the group, the characteristic T shaped plan of each pair is still generally appreciable at first floor, but at ground floor a variety of extensions of different forms and designs are in place. The attached neighbour at no. 15, for example, has a recently constructed flat roofed extension of a contemporary aesthetic.

In this context, the principle of a rear extension is not considered contentious. I do however have some concerns regarding the footprint of the addition in terms of its width, in that this is shown projecting beyond the side elevation of the original house. In my opinion this will not be acceptable, as the extension will not as result read as appropriately subservient to the host dwelling, and will also be visible in public views along the side of the house from the High Street. The width of the addition should be reduced so that it sits no further to the southwest than the line of the side elevation to the original building where this steps in from the main front range (see red arrow below).



The extension is shown as having a contemporary aesthetic, with an asymmetric roof running back to a gable facing onto the rear garden. In other circumstances, this might not be considered an appropriate approach to an addition to a period building within a Conservation Area, in particular where the property is part of a cohesive group.

However, on balance, given the lack of a consistent design to the additions to the neighbouring properties it is not considered that an objection on design grounds to this aspect of the proposal could be sustained, subject to the above-mentioned amendment to the width of the addition.

In summary, while the principle of the proposal and the design approach are considered acceptable, the scale of the addition and in particular its width require amendment to ensure that the character and appearance of the Conservation Area are preserved, meeting the requirements of District Plan Policy DP35, the Council's adopted Design Guide and the relevant paragraphs of the NPPF.

Thanks,

Emily

Please note that this advice is given at Officer level only and is without prejudice to the formal decision of the District Council.

Submit your planning application online.
<http://www.planningportal.gov.uk>

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