

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/3145	Case Officer:	Peter Davies
Application Type:	Householder Application		
Proposal:	Proposed pitch roof front extension and pitched roof porch		
Site:	1 Fountain Cottages, High Beech Lane, Lindfield, Haywards Heath, West Sussex, RH16 1XX, ,		
Validation Date	15 Dec 2025	Overall Expiry Date:	6 Jan 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	6 Feb 2026
Target Date:	9 Feb 2026	Recommending Officer Signature:	Peter Davies

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
--	--	-------------------------------	---

Signed and Agreed By:	Joanne Fisher	Date:	9 Feb 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/3145

**1 Fountain Cottages, High Beech Lane, Lindfield, Haywards Heath, West Sussex, RH16 1XX,
Proposed pitch roof front extension and pitched roof porch
Nardine Moss**

REPRESENTATION RECEIVED

None received.

PARISH COUNCIL OBSERVATIONS

LRPC has no comment on this consultation.

INTRODUCTION

The application seeks planning permission for a proposed front extension and front porch.

RELEVANT PLANNING HISTORY

03/02362/FUL - Erection of two storey and single storey extensions on west and north sides. Permission

SITE AND SURROUNDINGS

The application property is a north facing semi-detached two storey dwelling located on the east side of High Beach Lane, within the countryside.

The application property has a pitched roof and is constructed from red brick with plain roof tiles and casement style windows. The dwelling has benefited from a two storey side extension and a single storey extension to part of the front. A neighbouring dwelling is located on the east side with fields beyond, to the north is an area of hardstanding with woodland beyond, to the west is the highway and to the south is fields.

APPLICATION DETAILS

The application seeks planning permission for a single storey front extension and porch. The front extension will infill the section at the front from the previously approved front extension in 03/02362/FUL to create a full width front protrusion. The extension will have a width and depth of 4.20 metres and 3.80 metres. The extension will have a crown roof with an eaves height of 2.55 metres and an overall height of 3.20 metres.

The porch will extend forward from the centre of the front elevation (north) by 1.70 metres and have a width of 2.35 metres. The porch will have a pitched roof with an eaves height of 2.40 metres and an overall height of 3.40 metres.

The extension and porch will use faced brick and tiles 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 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:

DP12 - Protection and Enhancement of Countryside

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.

Neighbourhood Plan

Lindfield and Lindfield Rural Neighbourhood Plan -adopted on 23 March 2016.

There are no policies deemed relevant to this application.

Other Material Considerations

Mid Sussex District Plan 2021-2039 Consultation Draft

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 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

DPC1 - Protection and Enhancement of the Countryside

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.

National Planning Policy Guidance

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 on Character of Area
- Impact on Neighbouring Properties
- Biodiversity Net Gain

Design and Impact on character of area

DP12 of the Mid Sussex District Plan in part states:

'The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:

- it is necessary for the purposes of agriculture; or*
- it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.'*

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 DG50 relates to front extensions and states:

'Front extensions are more likely to be acceptable where the building line is staggered or where the dwelling is set well back from the road. They are less likely to be acceptable in streets with a strong consistent building form as they risk disrupting the underlying order. Where front extensions are considered acceptable, they should normally be limited to a modest single storey or porch-type extension that reflect the character of the existing property.'

The proposed front extension and porch is of an acceptable scale, form and design to the dwelling and the character of the area. The adjoining property no. 2 Fountain Cottages has a similar single storey full width front extension of a similar design. There would be some views of the proposed works from the highway, however these would be partially restricted by the mature hedging along the highway boundary. The works would be visible from the driveway access that serves both dwellings however the materials would be to match the appearance of the existing dwelling. As such, the proposal is considered appropriate in terms of design, form and scale and should not detract from the rural character of the area, thereby according with policies DP12 and DP26 of the Mid Sussex District Plan.

Impact on neighbouring properties

Policy DP26 in part 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);'

Owing to the rural character of the application site, combined with the proposed works to the front of the property it can be reasonably concluded that the proposal would not result in significant harm to neighbouring amenities in terms of overlooking, loss of privacy, reduction in sunlight and daylight and a loss of outlook. The extension is single storey and set away from the shared boundary with no. 2 Fountain Cottages. Additionally, it will overlook the application properties front garden and will therefore not cause significant harm. Therefore, the proposal is deemed to comply with policy DP26 of the District Plan.

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, size and scale to the dwellinghouse, should not detract from the rural character of the area and would not cause significant harm the amenities of neighbouring properties. Therefore, the proposal complies with Mid Sussex District Plan policies DP12 and 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