

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0378	Case Officer:	Anna Tidey
Application Type:	Householder Application		
Proposal:	Front elevation infill extension to bungalow to create entrance lobby and additional bedroom.		
Site:	Ramblers, 2 Chesterfield Close, Furnace Wood, East Grinstead, West Sussex, RH19 2PY, ,		
Validation Date	13 Feb 2026	Overall Expiry Date:	13 Mar 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	7 Apr 2026
Target Date:	10 Apr 2026	Recommending Officer Signature:	Anna Tidey

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	8 Apr 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0378

**Ramblers, 2 Chesterfield Close, Furnace Wood, East Grinstead, West Sussex, RH19 2PY,
Front elevation infill extension to bungalow to create entrance lobby and additional bedroom.
Mr Tim Daniels**

SUMMARY OF REPRESENTATIONS

None received.

CONSULTATIONS

Naturespace Newt Officer: The proposed development is not considered to be relevant to the District Licensing Scheme. We consider there would be no likely impact on great crested newts or their habitats. No comments.

Southern Water: No objections.

PARISH COUNCIL OBSERVATIONS

Worth Parish Council: Defer to Officer.

INTRODUCTION

This application seeks Planning permission for a proposed single storey front infill extension at a detached bungalow known as 'Ramblers', at No 2 Chesterfield Close, Furnace Wood.

RELEVANT PLANNING HISTORY

DM/15/4591. Retrospective application to replace existing flat roof extension with a pitched roof. Approved January 2016.

WP/124/98. Conservatory to side in white pvc. Approved October 1998.

WP/003/91. Utility room added to bungalow. Approved February 1991.

WP/093/86. Extension to existing house to comprise new kitchen, bathroom, lounge and bedroom. Approved August 1986.

SITE AND SURROUNDINGS

'Ramblers' is a 2 bed detached bungalow located off a small cul-de-sac of dwellings off Felcot Road in Furnace Wood, to the west of East Grinstead.

The site is located in the outside the built up area boundary and within Amber and Red risk areas for Great Crested Newts.

There is a small area of the garden located at the rear of the property that is within an area with a low level risk of surface water flooding. The flood map for the area shows a dispersed pattern of small areas of low flood risk in some of the nearby gardens.

APPLICATION DETAILS

The submitted plans show the addition of a front infill addition which is sited forward of the front entrance door and between two projecting half gabled rooflines on the property.

The proposed front addition will extend 6.6m wide by 3.7m deep, and will infill a front area between the existing lounge and study, and the front wing of the property which contains the two existing bedrooms, and connects to the garage.

The proposed front extension will accommodate an enlarged hallway and a proposed third bedroom. The submitted elevation and roof plans indicate that the proposed addition will be constructed with a matching barn ended gable and a lower gabled roofline, separated with lead valley gutters. The lower roofline will extend forward to create a covered porch canopy, and will include two pairs of rooflights to light the enlarged hallway. The relocated front entrance door will have full height side glazed panels. An existing eyebrow roof window sited above the front doorway will be removed as a result of the construction of the proposed front extension.

The proposed extensions are to be constructed with rendered walls above a splash course plinth in brick, with white UPVC windows and roofs finished with a plain brown tile to match the existing tiled roofs. The submitted plans indicate black stained open rafter feet at eaves level. The existing stained timber wall frame detailing is to be removed. The plans show that black half round gutters and downpipes will be used.

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 Crawley Down 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
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

Crawley Down Neighbourhood Plan -made January 2016.

Policy CDNP04.1 Building Extensions.
Policy CDNP03 Loss of existing car parking
Policy CDNP06 Sustainable Drainage Systems
Policy CDNP08 Prevention of Coalescence
Policy CDNP09 Protect and Enhance Biodiversity

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
DPC1 Protection and Enhancement of the Countryside
DPB1 Character and Design
DPS4 Flood Risk & Drainage
DPS6 Health and Wellbeing

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:

- The Principle of Development in the Countryside
- Design and Impact upon the street scene
- Impact on residential amenities
- Parking provision
- Flood risk and drainage
- Biodiversity
- Biodiversity Net Gain

The Principle of Development in the Countryside

The site lies in an established area with surrounding residential properties at Furnace Wood. The area lies in the countryside, outside any built up area. The proposed works affect an established residential property within an established residential curtilage.

The primary objective of the MSDC District Plan with respect to the countryside is to secure its protection by minimising the amount of land taken for development that does not need to be there. Policy DP12 is relevant. Rural development will be permitted where it maintains, or where possible enhances, the quality of the rural and landscape character of the District, and/or is necessary for the purposes of agriculture, or is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.

Neighbourhood Plan Policy CDNP08 Prevention of Coalescence seeks to limit development outside Crawley Down village it detract from the openness and character of the landscape. Given the overall design, scale and siting of the proposed development within an established residential curtilage, it is considered that the development will not create a harmful impact upon the rural setting of the property or the wider landscape.

The proposal will therefore accord with District Plan Policy DP12 and Policy CDNP08 of the Crawley Down Neighbourhood Plan.

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.

The Crawley Down Neighbourhood Plan contains Policy CDNP04.1 which refers to Building Extensions. This states that building extensions will be permitted where they are of a scale, height, and form that is subservient to the existing building, and in character with the street scene. It also seeks to safeguard the amenities of adjoining residents from issues of access, noise, privacy, daylight, sunlight and outlook.

The proposed front extensions to the property are of a design that complement the previously extended dwelling. The extension represents an infill, adding new gabled front additions within the overall building footprint. The eaves heights on the additions match those on the existing bungalow and the roof forms are inkeeping with the existing gabled frontage.

The proposed extensions will enlarge the dwelling from a modest two to a three bed property.

The overall design and form of the proposed additions are considered acceptable and will complement the style of the original dwelling. The additions will not harmfully affect the overall character and appearance of the area or public views from the street.

Consequently the design and appearance of the proposed extensions are considered to accord with Policy DP26 of the Mid Sussex District Plan, the aims of Policy CDNP04.1 of the Crawley Down Neighbourhood Plan and with the relevant Design Guide principle.

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 detached properties on Chesterfield Close and the neighbouring dwellings located to the west of the site, fronting onto Felcot Road.

The proposed extensions are single storey and located within the building footprint. As such, it is considered that their construction would not cause significant harm to the immediate neighbours, which are well screened by boundary hedges and vegetation, as well as by the building itself. Given the modest nature of the proposal, it is considered that this proposal would not cause significant harm to the amenities of the neighbours.

The proposal accords with the requirements of the more up to date Policy DP26 of the District Plan, Policy CDNP04.1 of the Crawley Down Neighbourhood Plan and the relevant principles of the Design Guide.

Parking provision

The proposal will increase the number of bedrooms in the bungalow from 2 to 3. For a three bed property located in Crawley Down the West Sussex County Council Guidance on Parking recommend 2.1 spaces should be provided.

The existing single garage and the frontage parking arrangements will not be affected by the extensions. There is sufficient hardstanding space for at least 3-4 cars to park and turn and this will be maintained. The on site parking provision will accord with the requirements of the West Sussex County Council Guidance, the aims of District Plan Policy DP21 and Policy CDNP04.3 of the Neighbourhood Plan.

Flood risk and drainage

With regards to flood risk the relevant District Plan Policy is DP41. The flood risk mapping shows Surface water flooding on the site is low and limited to the area at the rear of the bungalow. The application has not been supported by a FRA, and this is not considered necessary due to the isolated and low level of surface water flooding at the rear of the dwelling.

Southern Water have raised no objections to this proposal. Drainage matters are the remit of Southern Water, can be managed via building regulations, and do not preclude the determination of the application.

It is therefore considered that the proposal will accord with the aims of District Plan Policy DP41.

Biodiversity

Policy DP38 of the District Plan seeks to ensure that biodiversity will be protected and enhanced to ensure that there is no net loss of biodiversity.

The application has been reviewed by the Naturespace Newt Officer, who has identified no likely impact on great crested newts or their habitats.

It is considered that the proposal complies with Policy DP38 of the Mid Sussex District Plan and the aims of the NPPF.

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 proposed extensions will enlarge the property from a two to a three bed bungalow. It is considered that the form, scale and position of the additions will not adversely affect the character and appearance of the property within the street scene of Chesterfield Close and Felcot Road, and will accord with Policy DP26 of the Mid Sussex District Plan, the aims of Policy CDNP04.1 of the Crawley Down Neighbourhood Plan and with the relevant Design Guide principle.

It is considered that the new additions will not cause significant harm to the neighbouring amenities. The proposal accords with the aims of District Plan Policy DP26 and the relevant principles of the Design Guide.

The available on site parking provision will accord with the requirements of the West Sussex County Council Guidance. The proposal will therefore accord with District Plan Policy DP21 and the aims of Policy CDNP04.3 of the Neighbourhood Plan.

Any drainage matters are the remit of Southern Water and can be managed via Building Regulations, and do not preclude the determination of the application.

Consequently this application is recommended for approval.

Decision: Permission

Case Officer: Anna Tidey