

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/3251	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Demolition of existing single-storey extension and construction of new two-storey side and single-storey rear extension.		
Site:	38 Akehurst Close, Copthorne, Crawley, West Sussex, RH10 3QQ, , ,		
Validation Date	22 Dec 2025	Overall Expiry Date:	26 Jan 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	3 Feb 2026
Target Date:	16 Feb 2026	Recommending Officer Signature:	<i>Catherine Cardin</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	3 Feb 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/3251

**38 Akehurst Close, Copthorne, Crawley, West Sussex, RH10 3QQ, ,
Demolition of existing single-storey extension and construction of new two-storey side and
single-storey rear extension.
Mr Stewart Finnie**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEEES

Southern Water

No comment.

PARISH COUNCIL OBSERVATIONS

Defer to Officer.

INTRODUCTION

Planning permission is sought to demolish an existing single storey extension and to construct a new two-storey side and single-storey rear extension.

RELEVANT PLANNING HISTORY

No relevant history.

SITE AND SURROUNDINGS

38 Akehurst Close is a semi-detached house located in a road of similarly designed properties, some of which have been similarly extended. The dwelling has a pitched gabled roof, a flat roof canopy over the front door and an existing single storey side extension. The dwelling is set well back from the highway and the property benefits from off street parking to the front of the property to accommodate approximately three cars. The property is characterised by red brick, hanging tiles on the front first floor elevation, white upvc fenestration and interlocking roof tiles.

The property is located within the built-up area boundary of Copthorne. Neighbouring properties are located to the southeast, north and west. Highway is located to the east.

APPLICATION DETAILS

This application seeks planning permission for the addition of a two-storey side, and single storey rear extension at 38 Akehurst Close, Copthorne. The existing house currently accommodates two bedrooms.

The two-storey extension would be located to the side of the house. On the ground floor this would extend an existing family room. This would measure some 3.8 metres in width and some 2.4 metres in depth. It is proposed to install sliding doors on the rear (western) elevation. It is proposed to use this as a living/ dining room. On the first floor the extension would measure some 6.7 metres in width and some 5.2 metres in depth. This would have a gabled roof, with a height to the ridge of some 7.6 metres and a height to the eaves of some 5.2 metres. This would be finished in external materials to match the existing. It is proposed to use this as 2 no. bedrooms and a bathroom.

It is also proposed to install a single storey rear extension. This would measure some 4 metres in width and some 3.5 metres in depth. This would have a flat roof, with a maximum height of some 2.9 metres. This would be finished in brickwork to match the existing. It is proposed to use this as a utility and WC.

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 Copthorne 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:

DP21- Transport

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.

No relevant policies

Neighbourhood Plan

Copthorne Neighbourhood Plan was made in September 2021.

Relevant policies:

COP04.1 - Building Extensions

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 the 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:

DPB1 - Character and Design

DPS2 - Sustainable Design and Construction

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 Character
- Neighbouring Amenities
- Parking arrangements
- Biodiversity Net Gain

Design and Character

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 while being sensitive to the countryside as well as addressing the character and scale of the surrounding buildings and landscape. In part the policy requires proposals to be of a high-quality design and layout and includes appropriate landscaping and greenspace; and creates a sense of place while addressing the character and scale of the surrounding buildings and landscape.

The Mid Sussex Design Guide SPD also provides advice for extensions to dwellings. Principle DG49 states that:

'Extensions should respond to the design of the original dwelling and applicants will be expected to demonstrate how local character has informed the design proposal. Extensions should also normally be designed to be well-integrated with the existing scale, form and massing allowing the original building to remain the dominant element of the property whether it has one or several additions.'

Principle DG50 of the Mid Sussex Design Guide relates to side extensions and states:

'Side extensions 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. The gaps between dwellings can sometimes positively contribute to articulating (for example, through the consistent rhythm of repeated houses) and adding interest in a street frontage or by providing views / visible connections to the surrounding countryside. Side extensions will therefore 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.'

Principle DG51 of the Mid Sussex Design Guide 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 extensions would be located to the side and rear of the property. The proposed two storey extension would be set down from the ridge and set back from the front of the property. The garage at No 29 provides a degree of space between the two semi-detached houses and is set slightly forward of No 38. It is considered that the form of the addition would not adversely affect the character and appearance of the street scene, given the spaced layout of the properties and the presence of an adjacent single garage at the next-door property at No 29. Given that the rear extension would not be visible from the street scene it is not considered that this would be harmful to the character of the area. The use of external materials to match the existing would provide a consistent finish.

Similar additions have been completed at houses. No 7, No 9, No 24, No 26, and No 34. It is therefore considered that the side extension responds appropriately to the character of the street form. The proposal is therefore deemed to accord with the above-mentioned part of policy DP26 of the District Plan and the Mid Sussex Design Guide.

Impact on Neighbouring Amenities

In terms of impact on neighbouring amenities, Policy DP26 of the District Plan states proposals should *'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'*.

Policy CNP1.2 of the Neighbourhood Plan requires that *'proposals for new development should not cause unacceptable harm to the amenity (including general activity, access, noise, privacy, daylight, and sunlight) of existing and future occupants, both on site and nearby.'* As such there is some conflict between the two policies.

Under section 38(5) of the Planning and Compulsory Purchase Act 2004 if a policy contained in a development plan for an area conflict with another policy in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published. As such, policy CNP1.2 of the Neighbourhood Plan is considered to take precedence and therefore the test in this instance is whether the development causes unacceptable harm to the amenities of existing nearby residents.

To the southeast is 29 Akehurst Close. The proposal would increase the built form towards this neighbour. Given the separation distance of this neighbour from the development of some 14 metres, it is not considered that the proposal would cause unacceptable harm to the light and outlook of this neighbour. It is proposed to install a window on the side elevation at first floor level which would serve a bedroom. Given the separation distance and that this window would not provide views into habitable rooms at No 29, it is not considered that the proposal would give rise to unacceptable overlooking concerns.

To the north is 36 Akehurst Close, which is attached to the application through its northern elevation. Although this would extend beyond the existing extension at No 36, given the single storey and modest nature of the rear extension, it is not considered that the proposal would cause unacceptable harm to the light and outlook of this neighbour. Given the single storey nature of the proposal, it is not considered that the proposal would give rise to unacceptable overlooking concerns. Due to the domestic nature of the proposed development, it is considered that there would not be a harmful impact in terms of noise, air and light pollution.

It is therefore considered that the proposal would not cause unacceptable harm to the amenities of neighbouring properties. The proposal is therefore deemed to accord with policy CNP1.2 of the Neighbourhood Plan and the above-mentioned part of policy DP26 of the District Plan.

Parking arrangements

Policy DP21 of the District Plan seeks to ensure that schemes are sustainably located to minimise the need for travel, and protect the safety of road users and pedestrians, and seeks to provide adequate parking in relation to development proposals.

West Sussex County Council Parking Standards Guidance (2020) outlines the County Council's approach to parking at new developments to ensure that sufficient parking is provided to meet the needs of the development while maintaining highway network operations, protecting surrounding communities and pursuing opportunities to encourage use of sustainable modes of transport. The property currently has two bedrooms. West Sussex County Council Parking Standards Guidance (2020) outlines that for a 4-bedroom dwelling in this location that 3 parking spaces should be provided. There is an external parking space in front of the garage to accommodate three cars, which would remain. It is therefore considered that, in this instance, the proposal would be acceptable in terms of highways impact. Therefore, the proposal is deemed to comply with policy DP21 of the Mid Sussex District Plan and the WSCC Parking Standards Guidance.

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 proposal is considered to be acceptable in terms of design, size and scale to the dwellinghouse and locality, and would not cause unacceptable harm to the amenities of neighbouring properties.

In conclusion, the proposal would accord with the requirements of policy CNP1.2 of the Neighbourhood Plan, policies DP21 and DP26 of the Mid Sussex District Plan. It is therefore considered acceptable.

Decision: Permission

Case Officer: Catherine Cardin