

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2852	Case Officer:	Peter Davies
Application Type:	Householder Application		
Proposal:	Proposed single storey rear extension		
Site:	Bakewell, Lion Lane, Turners Hill, Crawley, West Sussex, RH10 4NU, ,		
Validation Date	6 Nov 2025	Overall Expiry Date:	12 Dec 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	16 Jan 2026
Target Date:	1 Jan 2026	Recommending Officer Signature:	Peter Davies

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Joanne Fisher	Date:	19 Jan 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2852

**Bakewell, Lion Lane, Turners Hill, Crawley, West Sussex, RH10 4NU,
Proposed single storey rear extension
Mr James Hodge**

REPRESENTATION RECEIVED

None received.

SUMMARY OF CONSULTEES

MSDC Conservation Officer

The proposal is therefore considered to preserve the character and appearance of the Conservation Area and the setting of Shamrock Cottage, meeting the requirements of District Plan Policies DP34 and DP35 and the relevant paragraphs of the NPPF.

I would recommend the following conditions:

- Details of roofing and facing materials
- New brickwork to match existing adjacent work in colour, texture and bonding pattern of brick and colour, texture and style of pointing.
- New rainwater goods and other external pipework to be of painted metal (depending on the existing material?)
- Detailed drawings, at an appropriate large scale, including sections and annotated to show materials and finishes of new windows including rooflight.

PARISH COUNCIL OBSERVATIONS

Turners Hill Parish Council have no objections to the planning application.

INTRODUCTION

The application seeks planning permission for the construction a single storey rear extension.

RELEVANT PLANNING HISTORY

TH/018/89 - Erection of a detached chalet bungalow with integral garage and new vehicular access to rock villa. Permission

SITE AND SURROUNDINGS

The property is a detached chalet bungalow located on the east side of Lion Lane, within the built-up area boundary of Turners Hill and within the Turners Hill Conservation Area.

The application property has a half-hipped roof with 3 no. front dormers and an integrated garage. The dwelling is constructed from brick with plain roof tiles and brown uPVC fenestration. The dwelling is set back from the highway with off street parking and soft landscaping to the front. The locality is characterised by dwellings of varying form, scale and design. To the rear of the site is a step bank sloping down to North Street.

The site also lies within a West Sussex County Council Archaeological Notification Area, Grade Red, forming part of the medieval hamlet of Turners Hill.

APPLICATION DETAILS

The application seeks planning permission for a single storey rear extension that will join onto the side of an existing rear extension. The extension will have a width and depth of 3.60 metres and 2.80 metres. The extension will have a flat roof with a height of 2.80 metres and a roof light protruding approximately 0.10 metres. The extension will have a set of double doors on the rear and the existing rear extension will also have windows replaced with double doors.

The materials will match the existing dwelling.

An amended block plan was received to correct the position of the proposed extension.

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 Turners Hill 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
DP35 - Conservation Areas

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.

Turners Hill Neighbourhood Plan (made March 2016)

Relevant policies:

THP7 - Building Extensions and Infill Development

Other Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 72(1) - Special attention to be paid to preserving or enhancing the character or appearance of a conservation area

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
DPB1 - Character and Design
DPB3 - Conservation Areas

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 Conservation Area
- Impact on neighbouring properties
- Archaeological Impact
- Biodiversity Net Gain

Design and Impact on Conservation Area

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states 'In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of conservation preserving or enhancing the character or appearance of that area.'

In terms of the impact on the Turners Hill Conservation Area, policy DP35 of the Mid Sussex District Plan states:

'Development in a conservation area will be required to conserve or enhance its special character, appearance and the range of activities which contribute to it. This will be achieved by ensuring that:
o New buildings and extensions are sensitively designed to reflect the special characteristics of the area in terms of their scale, density, design and through the use of complementary materials;
o Open spaces, gardens, landscaping and boundary features that contribute to the special character of the area are protected. Any new landscaping or boundary features are designed to reflect that character;
o Traditional shop fronts that are a key feature of the conservation area are protected. Any alterations to shopfronts in a conservation area will only be permitted where they do not result in the loss of a traditional shopfront and the new design is sympathetic to the character of the existing building and street scene in which it is located;
o Existing buildings that contribute to the character of the conservation area are protected. Where demolition is permitted, the replacement buildings are of a design that reflects the special characteristics of the area;

- o Activities such as markets, crafts or other activities which contribute to the special character and appearance of the conservation area are supported;*
- o New pavements, roads and other surfaces reflect the materials and scale of the existing streets and surfaces in the conservation area.*

Development will also protect the setting of the conservation area and in particular views into and out of the area.

New buildings of outstanding or innovative design may be acceptable in conservation areas provided that their impact would not cause material harm to the area.'

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.'*

Policy THP7 of the Turners Hill Neighbourhood Plan states:

'Building Extensions & Infill Development Building extensions and infill development which require planning permission will be permitted where they meet the following criteria:

- a) The scale, height and form fit unobtrusively with the surrounding buildings and the character of the street scene taking into account the guidance of the adopted Village Design Statement.*
- b) The development is designed to preserve or better reveal the features that contribute to any significance of the building or surrounding area as a heritage asset, including listed buildings, the Turners Hill Conservation Area or non-designated heritage assets.*
- c) Spacing between buildings would respect the character of the street scene.*
- d) Gaps which provide views out of the village to surrounding countryside are maintained.*
- e) Materials are compatible with the materials of the existing building where applicable, and adjoining properties in all circumstances.*
- f) The traditional boundary treatment of an area is retained and, where feasible, reinforced and*
- g) The privacy, daylight, sunlight and outlook of adjoining residents are safeguarded'.*

Principle DG49 of the Mid Sussex Design Guide in part states: *'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 DG51 relates to rear extensions and states that: *'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 application relates to an unlisted detached dwelling located within the Turners Hill Conservation Area. The proposal has been reviewed by the Conservation Officer, who has commented on the application. The existing dwelling is a late 20th century dwelling and not of any particular architectural or historical interest making a neutral contribution to the character and appearance of the Conservation Area.

With regards to the proposed development, the Conservation Officer has concluded that the extension is modest size and unlikely to be prominent in public views, except for potential for glimpsed visibility from North Street. Given the well screen nature of the development it is not considered an objection on these grounds could be sustained. The comments noted that the proposed materials are acceptable and whilst uPVC would not normally be acceptable, the existing dwelling uses uPVC. Conditions have been recommended for details of roofing and facing materials, brickwork to match the existing, new rainwater goods to be painted metal and detailed drawings showing the materials and finishes of the new windows.

The Conservation Officers comments also make reference to the application property being within the setting of Shamrock Cottage, a grade II listed building. Whilst these comments are noted, in this instance, the Planning Officer does not agree that the proposed development would impact the setting of the listed building sited approximately 30 metres away to the north east. Shamrock Cottage is located to the rear of the application property at a significantly lower ground level and with North Street, which is the main road running north south through the village, in between the properties.

The proposed extension is of an acceptable scale form and design to the character of the dwelling. The extension would not be visible from the street scene of Lion Lane but with limited views from North Street. The extension would be constructed from materials to match the existing dwelling. The recommended conditions are noted however the only one considered necessary is for the materials to match the existing dwelling.

The proposal is therefore considered to comply with policies DP26 and DP35 of the District Plan and THP7 of the Turners Hill Neighbourhood Plan.

Impact on neighbouring properties

In terms of impact on neighbouring amenities, Policy DP26 of the District Plan states that it must be demonstrated that any 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.

The requirement for the related policy within the Turners Hill Neighbourhood Plan THP7 states that *'The privacy, daylight, sunlight and outlook of adjoining residents are safeguarded'*.

Under section 38(5) of the Planning and Compulsory Purchase Act 2004 if a policy contained in a development plan for an area conflicts 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 DP26 of the Mid Sussex District Plan is considered to take precedence and therefore the test in this instance is whether the development causes significant harm to neighbouring amenities as outlined above.

The proposed extension would be of a modest size with an existing extension in between the proposed extension and the shared boundary with Mountfield House to the north. To the south, the close board fence along the southern boundary is low level with the shared driveway of nos. 1 and 2 Bakery Mews beyond. The proposed extension will only have views to the rear facing into the application properties rear garden. Due to its positioning and relationship with Bakery Mews, the extension would not result in significant harm to these properties.

Therefore, in terms of neighbouring amenities, the proposal is deemed to not cause significant harm and therefore complies with policy DP26 of the Mid Sussex District Plan and policy THP7 of the Turners Hill Neighbourhood Plan.

Archaeological Impact

The property lies within a West Sussex County Council Archaeological Notification Area (Reference: DWS9082 Grade: Red) which forms part of the Medieval hamlet of Turners Hill.

District Plan Policy DP34 states:

'Other Heritage Assets

Development that retains buildings which are not listed but are of architectural or historic merit, or which make a significant and positive contribution to the street scene will be permitted in preference to their demolition and redevelopment.

The Council will seek to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the character and quality of life of the District. Significance can be defined as the special interest of a heritage asset, which may be archaeological, architectural, artistic or historic.

Proposals affecting such heritage assets will be considered in accordance with the policies in the National Planning Policy Framework (NPPF) and current Government guidance.'

As the proposal is for a rear extension within the garden of an existing dwelling it is unlikely to have an adverse impact on the heritage asset. However, to conserve this heritage asset a condition will be placed to notify the Council immediately if any items of archaeological interest are found.

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 acceptable in terms of design, scale and form, would preserve the character of the Conservation Area and would not cause significant harm to the amenities of neighbouring properties. Therefore, the proposal complies with Mid Sussex District Plan policies DP26, DP34 and DP25, policy THP7 of the Turners Hill Neighbourhood Plan 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