

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2947	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Proposed two storey rear extension with vertical cladding and extension of flat garage roof, new front porch.		
Site:	47 Morton Road, East Grinstead, West Sussex, RH19 4AF, , , ,		
Validation Date	18 Nov 2025	Overall Expiry Date:	9 Jan 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	16 Jan 2026
Target Date:	13 Jan 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:	19 Jan 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2947

47 Morton Road, East Grinstead, West Sussex, RH19 4AF, , ,
Proposed two storey rear extension with vertical cladding and extension of flat garage roof, new front porch.
Mr Andy Crocker

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Southern Water

No objection.

Nature Space

No objection.

TOWN COUNCIL OBSERVATIONS

No comment.

INTRODUCTION

The application seeks planning permission for a proposed two storey rear extension with vertical cladding and extension of flat garage roof.

RELEVANT PLANNING HISTORY

No relevant planning history.

SITE AND SURROUNDINGS

47 Morton Road is a detached two storey dwelling. The property is characterised by brick, cream render and light grey upvc windows. The property has a hipped roof with plain roof tiles. The property benefits from an attached garage to the eastern side of the property and off-street parking to accommodate approximately two cars. To the west of the dwelling is a public footpath.

The property is located within the built-up area boundary of East Grinstead. Neighbouring properties are located to the east and west. Highway is located to the south.

APPLICATION DETAILS

The application seeks planning permission for a part two-storey part single-storey rear extension with vertical cladding, a front porch and extension of flat garage roof.

The part two storey part single storey extension would be located on the rear (northern) elevation. The extension would extend the full width of the house. The ground floor extension would measure some 8.2 metres in width and some 4.5 metres in depth. This would have a flat roof with a maximum height of some 2.7 metres. This would have one set of metal framed sliding doors and one metal framed fixed window on the rear (northern) elevation. The first-floor extension would measure some 8.2 metres in

width and some 3 metres in depth. This would have a hipped roof with a maximum height of some 5.6 metres and a height to the eaves of some 4.6 metres. This would have two windows on rear (northern) elevation. It is proposed to clad the extension in vertical birch timber cladding, with concrete roof tiles to match the existing.

The application also seeks permission to install a front porch. This would measure some 1.9 metres in width and some 1.5 metres in depth. This would have a pitched roof with a height to the ridge of some 3.3 metres and a height to the eaves of some 2.4 metres. This would have oak fascia posts and rafters, with a clay tile roof.

The proposal also seeks permission to extend a flat garage roof to the eastern side of the dwelling. This would have a flat roof with a maximum height of some 2.3 metres. This would have a timber fascia and corner post.

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 East Grinstead 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

DP37- Trees, Woodland and Hedgerows

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

The East Grinstead Neighbourhood Plan was made in 2016.

Relevant policies:

Policy EG3 - Promoting Good Design

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:

DPS2 - Sustainable Design and Construction

DPB1 - Character and Design

DPN4 - Trees, Woodland and Hedgerows

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
- Impact to trees
- Biodiversity Net Gain

Design and Character

Policy DP26 of the Mid Sussex District Plan relates to design and character and 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:*

o is of high quality design and layout and includes appropriate landscaping and greenspace; o 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;

o creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;

o protects open spaces, trees and gardens that contribute to the character of the area; o protects valued townscapes and the separate identity and character of towns and villages;

o 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);

o creates a pedestrian-friendly layout that is safe, well connected, legible and accessible; o incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;

o positively addresses sustainability considerations in the layout and the building design;

o 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; o optimises the potential of the site to accommodate development.'

This ethos is also reflected under policy EG3 of the Neighbourhood Plan.

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 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.

Principle DG50 of the Mid Sussex Design Guide 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 additions and extensions are considered to be of an appropriate scale and design to the existing property. It is considered that the proposed hipped roof and flat roof of the rear extension, respond appropriately to the character of the existing building. The proposal includes external materials which are not found within the existing street scene and would be visible from the street scene. However, the proposed vertical timber birch cladding is considered to be high quality and can be secured by a suitably worded condition.

The application property is set well back from the road and, as such, the principle of a front extension would be supported by the Design Guide. It is considered that the modest scale of the porch-type front extension would not appear overly dominant in relation to the host dwelling and the proposed design would respond appropriately to the character of the existing property. The proposed external materials are considered to be high quality.

Taking into account the above, the proposal is considered to address the scale and character of the existing and surrounding buildings and townscape. As such the proposal is deemed to comply with the above part of policy DP26 of the District Plan, Policy EG3 of the East Grinstead Neighbourhood Plan and principles DG49, DG50 and DG51 of the Mid Sussex Design Guide SPD.

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'*.

To the east is 49 Morton Road. Whilst it is considered that the proposed two storey extension would cause a loss of light and outlook, it is considered that the level of harm that would occur would not be significant enough to warrant the refusal of this application. As the side extension would have a hipped roof, which would slope away from these neighbours, it is not considered that the development would cause significant overshadowing or enclosure. As the proposal does not include any windows on the side elevation, it is not considered that the proposal would give rise to any overlooking concerns.

To the west is 45 Morton Road. Whilst it is considered that the proposed two storey extension would cause a loss of light and outlook, it is considered that the level of harm that would occur would not be significant enough to warrant the refusal of this application. As the side extension would have a hipped roof, which would slope away from these neighbours, it is not considered that the development would cause significant overshadowing or enclosure.

As the proposal does not include any windows on the side elevation, it is not considered that the proposal would give rise to any overlooking concerns.

To the north is 29 Stephenson Drive. As the proposal would be offset from the shared boundary by some 11.2 metres it is not considered that the proposal would be harmful to the light and outlook of this neighbour. The proposal includes two windows on the rear elevation. Given the existing arrangement, it is not considered that the proposal would give rise to significant 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 significant harm to the amenities of neighbouring properties. The proposal is therefore deemed to accord with the above-mentioned part of policy DP26 of the District Plan.

Impact to trees

Policy DP37 of the Mid Sussex Plan relates to trees and states:

'The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected.'

Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted.

Proposals for new trees, woodland and hedgerows should be of suitable species, usually native, and where required for visual, noise or light screening purposes, trees, woodland and hedgerows should be of a size and species that will achieve this purpose.

Trees, woodland and hedgerows will be protected and enhanced by ensuring development: o incorporates existing important trees, woodland and hedgerows into the design of new development and its landscape scheme; and

*o prevents damage to root systems and takes account of expected future growth; and
o where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management; and*

*o has appropriate protection measures throughout the development process; and
o takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change; and
o does not sever ecological corridors created by these assets. Proposals for works to trees will be considered taking into account:*

o the condition and health of the trees; and

o the contribution of the trees to the character and visual amenity of the local area; and

o the amenity and nature conservation value of the trees; and

o the extent and impact of the works; and

o any replanting proposals.

The felling of protected trees will only be permitted if there is no appropriate alternative. Where a protected tree or group of trees is felled, a replacement tree or group of trees, on a minimum of a 1:1 basis and of an appropriate size and type, will normally be required. The replanting should take place as close to the felled tree or trees as possible having regard to the proximity of adjacent properties.'

Development should be positioned as far as possible from ancient woodland with a minimum buffer of 15 metres maintained between ancient woodland and the development boundary.'

There is one tree in proximity of the development. The application is supported by a statement from a Tree Consultant which states that the cherry tree in question is in poor physiological condition, due to decay, and have advised that the tree would not survive more than 10 years as a result. There would be no objection to the loss of this tree and it is therefore considered that the proposal accords with policy DP37 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

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

In conclusion, the proposal complies with Mid Sussex District Plan policy DP26 and DP37, the East Grinstead Neighbourhood Plan and the relevant provisions of the NPPF. The application is therefore recommended for approval.

Decision: Permission

Case Officer: Catherine Cardin