

## Delegated Decision

### Sign off Sheet

|                                              |                                                                                                                                                              |                                        |                      |
|----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|----------------------|
| <b>Ref. No:</b>                              | DM/25/1150                                                                                                                                                   | <b>Case Officer:</b>                   | Stefan Galyas        |
| <b>Application Type:</b>                     | Householder Application                                                                                                                                      |                                        |                      |
| <b>Proposal:</b>                             | The demolition of an existing rear conservatory, proposed single storey rear extension, and installation of a fixed skylight to the proposed rear extension. |                                        |                      |
| <b>Site:</b>                                 | 31 Overton Shaw, East Grinstead, West Sussex, RH19 2HN, , ,                                                                                                  |                                        |                      |
| <b>Validation Date</b>                       | 1 May 2025                                                                                                                                                   | <b>Overall Expiry Date:</b>            | 28 May 2025          |
| <b>Pre-Commencement Conditions Required:</b> |                                                                                                                                                              | <b>Pre-Com Conditions Date Agreed:</b> |                      |
| <b>Recommendation:</b>                       | Permission                                                                                                                                                   | <b>Recommendation Date:</b>            | 19 Jun 2025          |
| <b>Target Date:</b>                          | 26 Jun 2025                                                                                                                                                  | <b>Recommending Officer Signature:</b> | <i>Stefan Galyas</i> |

|                                                        |  |                               |   |
|--------------------------------------------------------|--|-------------------------------|---|
| <b>Date Legal Agreement Completed: (if applicable)</b> |  | <b>No of Representations:</b> | 0 |
|--------------------------------------------------------|--|-------------------------------|---|

|                              |                    |              |             |
|------------------------------|--------------------|--------------|-------------|
| <b>Signed and Agreed By:</b> | <i>Steven King</i> | <b>Date:</b> | 19 Jun 2025 |
| <b>Comments:</b>             |                    |              |             |

## **MID SUSSEX DISTRICT COUNCIL**

**DM/25/1150**

**31 Overton Shaw, East Grinstead, West Sussex, RH19 2HN, , ,  
The demolition of an existing rear conservatory, proposed single storey rear extension, and  
installation of a fixed skylight to the proposed rear extension.  
Poulton**

### **SUMMARY OF REPRESENTATIONS**

There were no letters of representation received in response to the proposed development.

### **SUMMARY OF CONSULTEES**

**Southern Water:** No objection.

### **TOWN/PARISH COUNCIL OBSERVATIONS**

Town Council: No comment.

### **INTRODUCTION**

The application seeks planning permission for the demolition of the existing conservatory and the development of a single storey rear extension in its place.

### **RELEVANT PLANNING HISTORY**

07/02379/LDC - Extension. Permission 25.09.2007.

### **SITE AND SURROUNDINGS**

The application relates to 31 Overton Shaw, a two-storey detached property with a pitched roof which is set to the southern side of the highway. The dwelling is set back slightly from the pavement edge by a gravelled front garden and presents a gable end towards the roadside. Access is provided through a brick paved driveway which leads towards a single storey pitched garage element to the side (north-eastern) elevation. The existing dwelling is composed of yellow coloured brick walls, a brick plinth and uPVC conservatory, a concrete tiled roof to the main dwelling and uPVC glazed roof to the conservatory, uPVC windows and doors.

There are primarily brick-built dwellings within the sites locality with some variety and visual interest present throughout the street scene with gable ends and gablets fronting towards the roadside.

With regard to policy constraints, the site is located within the East Grinstead built up area.

### **APPLICATION DETAILS**

The proposed development would demolish the existing rear conservatory and would develop a single storey extension in its place. The extension would measure at 3.1m in length, have a maximum width of 5.5m, 2.9m high to the eaves and 3.4m high to the ridge. Proposed external materials would constitute treated vertical timber cladded walls, a GRP waterproof membrane roof, metal framed double glazed window units and metal framed as well as double glazed doors.

### **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 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

### **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**

East Grinstead Neighbourhood Plan (Made November 2016)

Relevant Policies:

Policy EG3 - Promoting Good Design

### **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:

DPS1 - Climate Change

DPS2 - Sustainable Design and Construction

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)***

The National Planning Policy Framework (NPPF) 2024 is a material consideration. Paragraphs 2, 8, 11, 39, 48, 131, 135 & 139.

## 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
- Impact on Neighbouring Amenities
- Biodiversity Net Gain

### Design and Character

DP26 of the 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:*

- 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 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'*

Policy EG3 of the East Grinstead Neighbourhood Plan seeks to promote good design through the following measures:

- 'a) The form of the proposed development is proportionate and in keeping with the scale, height, materials and site coverage of the surrounding area;*
- b) The layout of the proposed development respects the topography and character of the site, protects important landscape features and does not harm adjoining amenity;*
- c) The proposal does not result in the loss of buildings or spaces that would have an unacceptable impact on the character of the area;*
- d) The proposal ensures satisfactory means of access for vehicles and pedestrians and provides adequate parking, cycle storage and refuse facilities on site;*
- e) The design of new buildings and the layout of spaces, including footways, car and cycle parking areas, should be permeable and provide connectivity with neighbouring areas;*
- f) New development must be inclusive and where appropriate make satisfactory provision for the safe and easy access for those with mobility impairment; and*
- g) The design of new developments must result in the creation of a safe and secure environment and incorporate adequate security measures and features to deter crime, fear of crime, disorder and anti-social behaviour; and*
- h) Proposals make provision for green infrastructure and biodiversity enhancement.'*

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.'*

In terms of rear extensions, principle DG51 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 rear elevation is considered to be set in a relatively visually discrete position with regard to the public domain, with views only restricted from road to the south in the distance.

In terms of proposed external materials, the proposed extension would opt for a more contemporary palette and would feature vertical timber cladded walls as well as an extensive level of glazing. It is considered that this more contemporary approach would not result in significant harm towards the host dwelling or its setting. Furthermore, the proposed extension would wholly be contained to a single storey size and scale. This would ensure that the proposal is read as subservient towards the existing and read as a later addition.

In summary, the proposal is considered that the proposal would comply with the provisions of policy DP26 of the District Plan, policy EG3 of the East Grinstead Neighbourhood Plan and the relevant principles of the Mid Sussex Design Guide SPD.

### **Impact on Neighbouring Amenities**

In terms of impact upon neighbouring amenities, Policy DP26 of the District Plan 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 DP29);'*

The proposal would feature windows to both the side (east) and rear (south) elevation.

These windows are considered to mirror the existing level of outlook offered from the conservatory which utilised more glazing throughout than the current proposal. As such, it is not considered that the proposed development would give rise to a significant overlooking impact.

With regard to the issue of whether the scheme is overbearing, the proposal would increase the overall bulk and size in comparison to the existing rear conservatory. There would be a circa 1m offset from the shared boundary with the adjacent neighbouring site to the west at No.32. Furthermore, it is noted that the neighbouring site is set at a higher finished floor level than the application site. The rear conservatory at the neighbouring dwelling is also considered to receive light from a number of different window openings. As such, it is not considered that the proposal would result in a significant overbearing impact.

Accordingly, the proposal is considered to comply with the provisions of policy DP26 of the Mid Sussex District Plan in terms of neighbouring amenities.

### **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 appropriate in terms of design and will not negatively impact on the host dwelling nor its immediate setting and will not result in harm towards neighbouring amenities.

The proposal will comply with Policy DP26 of the District Plan, Policy EG3 of the East Grinstead Neighbourhood Plan, the MSDC Design Guide and the requirements of the NPPF.

Decision:        Permission

Case Officer: Stefan Galyas

