

Delegated Decision

Sign off Sheet

Ref. No:	DM/24/3119	Case Officer:	Rachel Richardson
Application Type:	Householder Application		
Proposal:	Proposed first floor side / rear extension		
Site:	Levels, 26 Harvest Hill, East Grinstead, West Sussex, RH19 4BT, , ,		
Validation Date	20 Dec 2024	Overall Expiry Date:	27 Jan 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	13 Feb 2025
Target Date:	14 Feb 2025	Recommending Officer Signature:	<i>Rachel Richardson</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	13 Feb 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/24/3119

**Levels, 26 Harvest Hill, East Grinstead, West Sussex, RH19 4BT, ,
Proposed first floor side / rear extension
Lorna Sargent**

SUMMARY OF REPRESENTATIONS

None.

SUMMARY OF CONSULTEES

None.

TOWN/PARISH COUNCIL OBSERVATIONS

No objection.

INTRODUCTION

Permission is sought for a proposed first floor side / rear extension.

RELEVANT PLANNING HISTORY

GR//284/96	First Floor Extension	Permission	09.01.1996
GR//246/78	Two Storey Side Extension		16.10.1978

SITE AND SURROUNDINGS

The application property comprises a detached three storey house on the western side of Harvest Hill.

The property is of 1970's construction but has been renovated on the front elevation to update its appearance. It has grey composite boarded cladding at first and second floor and white painted render at ground level. It has a shallow pitched roof covered in concrete interlocking tiles. The site slopes dramatically uphill from front to rear and the single storey side extension sits at first floor (when viewed from the front) to the northern side of the property. It is brickwork in appearance, which is the same to the sides and rear.

The property is set back from the road and behind a front garden laid to lawn and with a driveway in the centre. The road slopes uphill to the north.

The character of the road comprises detached two storey properties of varied appearances and styles. They are all in an elevated appearance compared to the level of the road.

APPLICATION DETAILS

The application proposes construction of a first floor side extension (appearing as second floor from the front).

The proposed extension would extend to the side with the same dimensions as the existing ground floor extension (5m) and measure 6.6m deep, which projects 3m beyond the rear elevation of the existing house. The first floor rear projection will be supported on brick piers.

It will have a crown roof with mono hipped roof around the edges over the rear projection. The proposed roof over the existing extension will extend the ridgeline over the existing property.

Its facing walls are brickwork and cladding to match the front elevation. The roof will have interlocking tiles also to match. A Juliet balcony is proposed at the rear.

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

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

Relevant policies:

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 the majority of 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

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

The main issues for consideration are design and impact on the character and appearance of dwelling and area and also impact on residential amenity.

Design and Character

Policy DP26 of the District Plan relates to character and design. It 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 DP29);*
- 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.'*

In terms of design EG3 states that permission will normally be granted provided:

- '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.'

The Council's Design Guide sets out a number of design principles to deliver high quality, new development that responds appropriately to its context and is inclusive and sustainable. Within the Design Guide there is support for high quality buildings that minimise their environmental impact under principle DG37. Principle DG38 requires architectural integrity and a sense of place where the façade and elevational treatment, roofscape fenestration and materials used in existing buildings within the locality should be a starting point for the consideration of architectural design of new buildings.

DG50 states that:

'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.'

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.'

NPPF section 12 refers to achieving well-designed places. Para's 131 and 135 describes the importance of high quality, beautiful and sustainable buildings. They should be sympathetic to the local character and history, including the surrounding built environment and landscape setting.

The proposed extension is considered to be of an acceptable design and is of a subservient scale and form having regard to the existing proportions of the bungalow. It will match with the appearance and form of the existing sideways projection.

The proposal is thereby considered to comply with Policy DP26 of the Mid Sussex District Plan, EG3 of the Neighbourhood Plan the design principles set out in the Design Guide, and the requirements of the NPPF.

Residential Amenity

Policy DP26 states that all applicants will be required to demonstrate that the 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 Policy DP29'*

DG45, DG47 makes reference to privacy and daylight/sunlight.

The proposed extension would be constructed to the same dimensions as the existing extension it would sit on top of. It would be set in about 2 m from the boundary shared with 24 Harvest Hill. There are no windows proposed on the north east side elevation which is facing towards no 24 Harvest Hill. There is a Juliet balcony proposed at the rear, however, this is not going to result in significant harm by reason of overlooking and a loss of privacy. This is a property in the built up area boundary, as defined in the MSDP, and there will always be a certain amount of overlooking which is considered acceptable.

There is a first floor window shown on the south west side elevation. However, this is approximately 11.7m from the boundary shared with 28 Harvest Hill which is a reasonable distance away to not significantly harm the residential amenity for the occupants of 28 Harvest Hill.

The proposed extension is about 2m away from the boundary shared with No 24 Harvest Hill (which it is closest too). No 24 is about 3m away from the shared boundary so there is a good amount of space between the properties and in terms of outlook the proposed extension would not have an oppressive impact when viewed by the occupants of No 24. There would also be no significant harm by reason of overshadowing and loss of daylight/sunlight for the same reason.

As such, the proposed development is compliant with policy DP26.

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 application is considered to be acceptable. The proposed extension is respectful to the character and appearance of the property by reason of its design (scale and appearance). It would not have a significant impact on the residential amenity for the occupants of nearby properties. The proposed development does not require BNG and will not have a significant effect on the Ashdown Forest SPA and SAC. The proposed development is compliant with all relevant policies as specified above in the report and it is recommended that permission be granted.

Decision: Permission

Case Officer: Rachel Richardson