

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0542	Case Officer:	Anna Tidey
Application Type:	Householder Application		
Proposal:	Full demolition and construction of a new front porch and internal toilet area.		
Site:	12 Heather Close, Copthorne, Crawley, West Sussex, RH10 3PZ, , ,		
Validation Date	2 Mar 2026	Overall Expiry Date:	30 Mar 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	23 Apr 2026
Target Date:	27 Apr 2026	Recommending Officer Signature:	<i>Anna Tidey</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	23 Apr 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0542

**12 Heather Close, Copthorne, Crawley, West Sussex, RH10 3PZ, ,
Full demolition and construction of a new front porch and internal toilet area.
Mrs Claire Harris**

SUMMARY OF REPRESENTATIONS

None received.

CONSULTATIONS

None.

PARISH COUNCIL OBSERVATIONS

Worth Parish Council: Defer to Officer.

INTRODUCTION

This application seeks planning permission for the demolition of an existing front porch and its replacement with a new porch with an internal toilet at No 12 Heather Close in Copthorne.

RELEVANT PLANNING HISTORY

DM/26/0358. Lawful Development Certificate - Proposed Loft conversion including the addition of a flat-roofed rear dormer, two smaller hipped side dormers and the addition of one roof window. Yet to be determined.

05/00436/FUL. To erect a conservatory to the rear of the existing dwelling. Approved March 2005.

KY/034/84. Front extension to form toilet and larger hall. Approved October 1984.

KY/024/82. Rooms in roof space. Approved August 1982.

KY/050/79. Addition to lounge and proposed garage. Approved August 1979.

SITE AND SURROUNDINGS

No 12 Heather Close is an end of terrace house located off Church Lane within the built up area of Copthorne.

The property is located in an established close of older style properties, many of which have been extended with porch additions. No 12 has a rear single storey sunroom addition.

The property is constructed with brick walls with first floor tile hanging and white UPVC windows. The roof is finished with a concrete rolled tile.

The property is within Green and Amber Impact Risk Zones for Great Crested Newts.

APPLICATION DETAILS

The submitted plans show the removal of an existing flat roofed porch canopy and outside store at the front entrance door, which measures approx. 1.8m wide by 2m deep.

The proposed porch extension will measure 2.8m deep by 2.8m wide. The porch will provide a new front door to enter the porch area, leading to the retained front door. A small toilet will be accommodated within the addition.

The addition will have a 22 degree pitched lean to roof, with the eaves at a height of 2.3m, reaching a maximum height of 3.6m below the sill level of the first floor windows. The side elevations of the porch will be solid brickwork. The toilet will be served by a 0.5m wide small casement window, sited next to the new front door.

The proposed extension is to be constructed in Ibstock Chailey multi stock brickwork, with the roof in Redland mini stonewold flat concrete roof slates, as detailed on the submitted application form.

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 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:

DP26: Character and Design

PP38: Biodiversity

Site Allocations Development Plan Document

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

Neighbourhood Plan - Copthorne Neighbourhood Plan - made September 2021.

Policy CNP1 - General Development Requirements

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 hearings were concluded on the 19th March 2026. The District Plan remains at Examination until the Inspector has published his report, until that time 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
DPS6 - Health and Wellbeing
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

It is considered that the main issues that need to be considered in the determination of this application are as follows:

- Design and Impact upon the street scene
- Impact on residential amenities
- Biodiversity

Design and Impact upon the street scene

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 as well as addressing the character and scale of the surrounding buildings and landscape.

Also relevant in the determination of the application is Policy CNP1 of the Neighbourhood Plan which states (in part):

'CNP1.1 Proposals will be supported where they sustain or reinforce the positive aspects that make up the individual character and distinctiveness of each Character Area, as defined on the Policies Map, in which they sit.

CNP1.6 Extensions to existing buildings will be supported provided they adhere to other policies in the development plan and:

- a) Are no higher than the existing building.*
- b) Do not conflict with traditional boundary treatment of an area.*
- c) Use materials which are compatible with materials of existing/surrounding buildings.'*

This Neighbourhood Plan policy seeks development this is of a high quality and design that respects to character and scale of the surrounding buildings and incorporates appropriate materials.

The Council's adopted Design Guide is a material consideration in the determination of the application. Chapter 9 of the Design Guide relates to household extensions. Design Principle DG49 states that extensions should respond to the design of the original dwelling and applicant will be expected to demonstrate how local character has informed the design proposal.

Design Guide Principle DG50 refers to front and side extensions. This states that 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 single storey porch addition extension is considered to be of an appropriate scale that would not appear overly dominant in relation to the host dwelling, or the terrace. The proposed extension would respond appropriately to the character of the existing building and the materials would match to provide a consistent finish.

The proposed addition is located to the front of the property and as such would be visible from public vantage points in Heather Close. It is considered that the extension would not have a harmful impact upon the street scene or the overall character of the area.

This proposal would not be harmful to the street scene or the character of the area and is therefore considered to comply with Policy DP26 of the District Plan, Policy CNP1 of the Cophorne Neighbourhood Plan and the relevant principles of the Mid Sussex Design Guide SPD.

Impact on residential amenities

Policy DP26 of the District Plan requires developments to demonstrate that it does not cause significant harm to amenities of existing nearby residents (or future occupants), taking into account matters such as impact on light, privacy and outlook.

In contrast 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.'*

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 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.

In addition Principle DG45 in the Design Guide refers to the need to consider privacy of existing and future residents and it is noted that privacy may be affected by the relationship of buildings to each other.

The immediate neighbouring properties are the houses to the north at Nos 7 and 8 and the attached house to the south at No 13 Heather Close.

Given the modest scale of the porch addition and the spacing of the neighbouring properties it is considered that the proposed porch construction would not cause significant harm to light or outlook available to the immediate neighbours. Given the modest nature of the proposal, it is considered that this proposal would not cause unacceptable harm to the amenities of the nearby neighbours.

The proposal is therefore considered to comply with Policy DP26 of the District Plan, the above-mentioned part of Policy CNP1.2 of the Neighbourhood Plan and the relevant principles of the Mid Sussex Design Guide SPD.

Biodiversity

The site falls within the Green and Amber Impact Risk Zones for Great Crested Newts.

The relevant District Plan Policy with regards to biodiversity and its protection is DP38. This does not seek to prevent development, but seeks to protect and enhance Biodiversity during development.

As the site is in a risk zone an Informative is recommended regarding the potential for the development to affect Great Crested Newts to accord with the aims of District Plan Policy DP38.

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 proposed porch extension is considered acceptable in design terms and will not impact harmfully upon the character and appearance of the property or the street scene in this established residential road. The proposal accords with District Plan Policy DP26 and Policy CNP1 of the Copthorne Neighbourhood Plan and the relevant Design Guide Principles.

It is considered that the porch extension will not cause unacceptable harm to the amenities of neighbouring amenities. The proposal accords with the aims of District Plan Policy DP26 and also with the requirements of Policy CNP1 of the Copthorne Neighbourhood Plan and the relevant principles of the Design Guide.

An Informative is recommended regarding the potential for the development to affect Great Crested Newts to accord with the aims of District Plan Policy DP38.

Consequently this application is recommended for approval.

Decision: Permission

Case Officer: Anna Tidey