

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0996	Case Officer:	Tracie Axford
Application Type:	Householder Application		
Proposal:	Demolition of existing outbuildings. New single storey rear side extension to extend existing kitchen. New stairs to garden. First floor shower room. Chimney removed within loft floor and retained above roof level.		
Site:	76 Moat Road, East Grinstead, West Sussex, RH19 3LH, , , ,		
Validation Date	22 Apr 2026	Overall Expiry Date:	14 May 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	16 Jun 2026
Target Date:	17 Jun 2026	Recommending Officer Signature:	<i>Tracie Axford</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
--	--	-------------------------------	---

Signed and Agreed By:	<i>Joanne Fisher</i>	Date:	17 Jun 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0996

**76 Moat Road, East Grinstead, West Sussex, RH19 3LH, , ,
Demolition of existing outbuildings. New single storey rear side extension to extend existing kitchen. New stairs to garden. First floor shower room. Chimney removed within loft floor and retained above roof level.
Mr Kevin Markwick**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

None.

TOWN COUNCIL OBSERVATIONS

East Grinstead Town Council made no comment on this application.

INTRODUCTION

The application seeks planning permission for the demolition of existing outbuildings, a new single storey rear side extension to extend existing kitchen, new stairs to garden. A first floor shower room and the removal of the chimney within loft floor and retained above roof level are also proposed.

RELEVANT PLANNING HISTORY

None.

SITE AND SURROUNDINGS

76 Moat Road is a two-storey semi-detached dwelling with a slate pitched roof and an attached flat roofed side garage. The walls are a cream render with white windows and doors. To the front of the house is a driveway with space for 2 vehicles.

To the north of the site is a nursery school. To the west is Moat Road, to the south is the adjoining property, 78 Moat Road and to the east is the long rear garden.

The site is within the built-up area of East Grinstead.

APPLICATION DETAILS

The application seeks planning permission for a single-storey rear/side infill extension and the demolition of the existing outbuildings including the shed and the polycarbonate shelter at the rear.

The proposed extension would measure approximately 4.2 metres in depth and 1.5 metres in width, with a maximum height of approximately 4.2 metres, finished with a flat roof. External materials would match those of the existing dwelling.

Currently the basement is accessed via an external door on the side of the property. Changes will be made internally to move the access to the basement within the kitchen to enable continued use of the basement as a utility space.

Externally, a timber decked landing and steps are proposed to the rear to provide access to the garden. The decking would measure approximately 3.4 metres in width and project 0.8 metres from the rear elevation. The timber decked landing is approximately 1.1 metres above ground level.

Internally changes will also be made to accommodate a new shower room on the first floor and to remove the chimney breast within the loft. No external changes will occur as a result of these modifications.

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 policy:

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.

East Grinstead Neighbourhood Plan

The East Grinstead Neighbourhood plan was made in November 2016.

Relevant policy:

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 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:

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.

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 properties
- Biodiversity Net Gain

Design and Character

Policy DP26 of the Mid Sussex District Plan states in part:

"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);*

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.'*

Principle DG50 of the Mid Sussex Design Guide states: *'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. The gaps between dwellings can sometimes positively contribute to articulating (for example, through the consistent rhythm of repeated houses) and adding interest in a street frontage or by providing views / visible connections to the surrounding countryside. Side extensions will therefore need to appropriately respond to the character of the street form and will not normally be accepted where they close an important gap and view.'*

Principle DG51 of the Mid Sussex Design Guide 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 site on which the dwelling is located, slopes downwards from the front to the rear meaning that the ground level at the rear is lower than the level at the front by approximately 1.2 metres.

The proposed extension is located to the rear of the dwelling and will measure approximately 4.2 metres in length and will be 1.5 metres in width. The overall maximum height of the extension will be 4.2metres.

On the side elevation, the existing arrangement comprises two windows and a door. The proposal would rationalise this elevation by removing the door and retaining two windows. One of the existing windows would be repositioned onto the original side elevation of the main dwelling, with a second window serving the extended area. As a result, the overall number of openings on this elevation would not increase. Overall, the alterations to the side elevation are considered modest and would not give rise to harm in terms of visual impact. Externally, the materials will match the existing dwelling. The flat roof will be dark grey bituminous waterproofing.

The extension will not be visible from the public realm and will therefore have no impact on the character of the area or the street scene. The proposal represents a modest infill within an existing recessed area and would not disrupt the established pattern of development or spacing between dwellings. The extension remains clearly subservient in scale and reads as a secondary addition to the host dwelling.

A timber deck and set of steps to the rear garden will be constructed from the rear of the property. The deck will measure approximately 3.4 metres wide and will extend approximately 0.8 metres from the rear elevation and will be raised 1.2 metres above ground level representing an appropriate response to the site's sloping levels. The timber decking and steps have been designed as a modest and lightweight addition that remains clearly subservient to the host dwelling. Its limited footprint (approximately 0.8m projection and 3.4m width) and simple, functional design ensure that it integrates with the extension without appearing visually intrusive.

Given the design, form and scale of the proposals in relation to the surrounding properties, and that it would be constructed in materials similar to those of the existing dwelling and the neighbouring property, the proposals are considered to comply with 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 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 Policy DP29);'

Policy EG3 states that proposals should "not harm" adjoining neighbours amenity whereas policy DP26 of the MSDP states that development 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. There is therefore some conflict between the District Plan and Neighbourhood Plan in this respect. 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 MSDP 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 extension is on the side of the dwelling facing the nursery school, however its modest nature, will have limited impact on the neighbouring properties in terms of outlook, privacy or light as it remains at a single-storey height and does not extend beyond the existing side or rear elevation of the property.

The proposed decking would project only 0.8 metres from the rear elevation and measure approximately 3.4 metres in width, functioning as a modest landing with steps down to the garden rather than a raised seating area. The presence of the existing single-storey extension along the boundary with No. 78 Moat Road would prevent direct overlooking into the neighbouring garden from the decking area which would limit the impact in terms of privacy to the adjoining neighbour.

On the other side is the nursery at no. 72-74 Moat Road. Given the separation distance, intervening boundary treatment, and the presence of existing built form along the boundary, the proposal would not give rise to harmful overlooking or disturbance to the adjacent nursery use.

Given the domestic scale and modest nature of the proposed works, it is not anticipated that the development would give rise to any undue impacts in terms of noise, air quality, or light pollution. Accordingly, the proposal is considered to accord with Policy DP26 of the Mid Sussex District Plan, which seeks to protect the amenities of neighbouring occupiers.

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 appropriate in terms of design and will not negatively impact on the host dwelling nor its immediate setting and will not harm neighbouring amenities. Therefore, the proposal complies with policy DP26 of the Mid Sussex District Plan, policy EG3 of the East Grinstead Neighbourhood Plan principles DG49, 50 and 51 of the Mid Sussex Design Guide and the relevant paragraphs of the NPPF and is considered acceptable.

Decision: Permission

Case Officer: Tracie Axford