

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0451	Case Officer:	Anna Tidey
Application Type:	Householder Application		
Proposal:	Proposed single storey rear extension following replacement of existing conservatory. Single storey front entrance extension with extended roof to cover existing flat roof of bay window. Balustrading to existing first floor side balcony. Proposed detached carport.		
Site:	Cherry Hay, Turners Hill Road, East Grinstead, West Sussex, RH19 4LX, , ,		
Validation Date	27 Apr 2026	Overall Expiry Date:	18 May 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	18 Jun 2026
Target Date:	22 Jun 2026	Recommending Officer Signature:	Anna Tidey

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	19 Jun 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0451

**Cherry Hay, Turners Hill Road, East Grinstead, West Sussex, RH19 4LX, ,
Proposed single storey rear extension following replacement of existing conservatory. Single
storey front entrance extension with extended roof to cover existing flat roof of bay window.
Balustrading to existing first floor side balcony. Proposed detached carport.
Mr And Mrs Williams**

SUMMARY OF REPRESENTATIONS

None received.

CONSULTATIONS

Tree Officer: I have reviewed the Arboricultural Report for this proposal and provided the protection measures therein are implemented, then trees should be adequately protected.
Please condition adherence to the Arboricultural Report and the Tree Protection Plan.

Southern Water: No objections on capacity. Surface water should not be disposed of into a public foul sewer and must comply with the Hierarchy of H3 of the Building Regulations. Any new connections to the public sewerage system will require a New Sewer Connection application (also known as a Section 106) to be submitted and approved by Southern Water.

TOWN COUNCIL OBSERVATIONS

East Grinstead Town Council: No comment.

INTRODUCTION

This application seeks planning approval for a single storey rear extension to replace an existing conservatory, a single storey front entrance extension, with an extended roof to cover existing flat roof of bay window, balustrading to an existing first floor side balcony and a detached carport at a property known as Cheery Hay, on Turners Hill Road in East Grinstead.

RELEVANT PLANNING HISTORY

07/00636/FUL. First floor extension to form bedroom with balcony and new conservatory to rear. Approved May 2007.
02/01756/FUL. Erection of car port. Approved October 2002.
GR/149/81. Extension - two bedrooms and shower room. Approved June 1981.
GR/264/76. Single storey side extension. Approved December 1976.

SITE AND SURROUNDINGS

Cherry Hay is a detached 5 bed dwelling located on the southern side of Turners Hill Road, the southern approach road into East Grinstead, where there are other widely spaced residential properties.

The living accommodation is located on two floors and an open frontage garage lies to the northern side of the dwelling. The dwelling occupies a long narrow garden plot with parking space to the front. A vehicular access leads to a driveway through a close board fence on the frontage with the main road. There is a large oak tree growing inside this boundary the canopy of which extends over the front

garden. The garden extends back from the rear of the property and to the rear of the garden boundary of the adjacent house at High Coombe.

The house and garden are located outside the Built up Area boundary of East Grinstead, in the Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC), within the High Weald National Landscape Area/AONB, and an Amber Impact Risk Zone for Great Crested Newts.

APPLICATION DETAILS

The proposed works include a front extension to enlarge and alter the entrance hall, reconfiguring the front doorway to face towards the access drive to the north. The proposed single storey extension has a gabled roofline and includes a new 2m long by 0.6m high (approx.) rooflight to light to enlarged entrance hallway.

To the side of this addition a new tiled canopy roof is proposed over an existing bay window, with decorative timber support posts.

On the north east facing side elevation of the house a new balustrade is proposed to serve an existing first floor balcony serving the master bedroom.

At the rear of the house an existing 2.6m deep by 3.7m wide conservatory is shown to be removed and a new 3.9m deep by 6.3m wide extension is proposed to extend across the rear elevation of the house, in its place. This will be constructed with brick walls and a tiled roof with two inset rooflights. A set of 3.7m wide glazed bifold doors in the rear wall of the addition will allow access from the house into the existing rear patio and pool area.

Minor internal alterations associated with the new rear extension include the creation of a new doorway from the study into the addition, formed through an existing window opening. A new archway is also proposed between the kitchen and the dining space. A pair of French doors are proposed in the remaining rear wall of the house next to the addition to access the rear garden from the living room.

The proposed works also include the provision of a separate 5.5m deep by 5.4m wide 2 bay car port. This is shown on the submitted plans to have an open frontage with decorative timber support posts, and a 3.9m high gabled roof, set off 2.2m high eaves. The Block plan identifies that the car port will be positioned to the north east of the existing garage and below the canopy of the oak tree growing on the site frontage.

During the course of determining the application a detailed Arboricultural Report has been submitted which includes a Tree Survey, Arboricultural Impact Assessment and a Tree Protection Plan to address the impact of the car port construction upon the oak tree and other nearby trees growing on the adjacent property along the north eastern site boundary.

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:

DP12 Protection and enhancement of countryside

DP16 High Weald AONB
DP26 Character and design
DP37 Trees, Woodland and Hedgerows
DP38 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

Relevant policies:

East Grinstead Neighbourhood Plan, made November 2016.

Policy EG1 Protection of the AONB

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:

DPS2 Sustainable Design and Construction

DPC1 Protection and Enhancement of the Countryside

DPB1 Character and Design

DPS6 Health and Wellbeing

DPN1 Biodiversity, Geodiversity and Nature Recovery

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.

High Weald Area of Outstanding Natural Beauty Management Plan 2024-2029

The High Weald Housing Design Guide 2020

High Weald National Landscape - Technical Advice Note: Dark Skies Planning Advice Note - July 2024

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

Impact upon the Countryside and High Weald National Landscape (AONB)

Impact upon the Ashdown Forest SPA and SAC

Impact on residential amenities

Impact upon trees

Biodiversity Net Gain

Design

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.

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 and states that they will be resisted where they have an adverse impact on the street scene or the appearance of a dwelling.

Design Guide Principle DG51 refers to rear extensions. The guidance states that rear extensions that are not visible from the street and do not negatively impact on neighbouring properties can be expressed in many forms, but should consider the character of the existing building and the relationship to adjacent buildings and gardens.

Also relevant is Neighbourhood Plan Policy EG3 - Promoting Good Design. This sets out a series of criteria for new development, requiring that the form of the proposed development is proportionate and in keeping with the scale, height, materials and site coverage of the surrounding area and that the layout of the proposed development respects the topography and character of the site, protects important landscape features and does not harm adjoining amenity.

The proposed front porch extension and canopy roof addition, balustrading and rear extension all represent subordinate additions to the host building. The single storey extensions will allow the reconfiguration of, and addition to, the ground floor living space. The proposed construction materials are considered acceptable.

It is considered that the design of the additions to the house will complement the existing building design and will accord with the aims of District Plan Policy DP26 and the overall principles of the Design guide.

The construction of the car port forward of the house will increase the building footprint on the site. Whilst this addition is closer to the road than the house, and the neighbouring properties, it will have limited visual impact, due to its siting behind the existing close board fencing along the front boundary. The retained oak tree will also serve to screen the new roofline on this additional garage building. There will be a benefit to the occupants of the property as the additional garaging space will alleviate the limited driveway of parked cars.

Overall, it is considered that the design of the house additions and detached car port are sympathetic to the design of the original dwelling and with the use of matching materials they will blend in with the appearance of the property and the neighbouring houses and not adversely impact the street scene.

As such the proposals are considered appropriate in scale and design to the host building and the proposals will accord with Policy DP26 and Policy EG3 of the East Grinstead Neighbourhood Plan and the relevant Design Guide principles.

Impact upon the Countryside and High Weald National Landscape (AONB)

The primary objective of the MSDC District Plan with respect to the countryside is to secure its protection by minimising the amount of land taken for development that does not need to be there. Policy DP12 is relevant. Rural development will be permitted where it maintains, or where possible enhances, the quality of the rural and landscape character of the District, and/or is necessary for the purposes of agriculture, or is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.

The proposed development is located within the High Weald National Landscape (AONB). The legal framework for AONBs, (also known as National Landscapes) in England and Wales is provided by the Countryside and Rights of Way Act (CRoW) 2000 which at Section 82 reaffirms the primary purpose of AONBs: to conserve and enhance natural beauty. Section 84 of the CRoW requires Local Planning Authorities to *'take all such action as appears to them expedient for accomplishment of the purpose of conserving and enhancing the natural beauty of the AONB'*. The Levelling-up and Regeneration Act (2023) amended section 85 of the CRoW Act, to create a new duty on relevant authorities to *'seek to further the purpose of conserving and enhancing the natural beauty of the area' when discharging their functions in AONBs'*. A similar ethos is found within The High Weald Area of Outstanding Natural Beauty Management Plan which is a material consideration in the determination of planning applications in the AONB.

Policy DP16 seeks to permit development only where it conserves or enhances natural beauty and has regard to the High Weald AONB Management Plan. Similarly Policy EG1 of the East Grinstead Neighbourhood Plan seeks to protect the AONB from adverse development, but will permit extensions of existing dwellings, provided the highest standards of design are achieved, the natural and scenic beauty of the landscape is conserved or enhanced and the proposals do not result in an obtrusive feature in the landscape.

Also relevant in the determination of the application is Paragraphs 189 of the NPPF, which states:

'189. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.'

A similar ethos is found within The High Weald Area of Outstanding Natural Beauty Management Plan.

The proposed extensions and alterations will reflect the design of the existing dwelling, and with the use of matching materials will not harm the landscape quality of its rural setting.

The proposal therefore accords with Policy DP12 of the District Plan, the aims of Policy DP16 of the Mid Sussex District Plan and Policy EG1 of the East Grinstead Neighbourhood Plan and the relevant NPPF and AONB guidance.

Impact on residential amenities

District Plan Policy DP26 requires 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.' Neighbourhood Plan Policy EG3 refers to the requirement for development not to harm adjoining amenity.

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.

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 at High Coombe to the south and, at a distance to the north, Coombe Place. It is considered that given the siting of the proposed additions and car port, the intervening outbuilding, natural vegetation and the spacing of the properties the proposed single storey extensions and additions will not be harmful to the outlook and amenities of the residents of those properties.

The proposal is therefore considered acceptable and in compliance with Policy DP26 of the District Plan and the Design Guide principles in terms of the neighbouring amenities.

Impact upon trees

There are trees growing close to the site of the proposed car port, including an oak tree which overhangs the front garden area in which it is to be constructed. During the course of determining this application a detailed Arboricultural Report has been submitted which includes a Tree Survey, Arboricultural Impact Assessment and a Tree Protection Plan and these have been reviewed by the Tree Officer.

District Plan Policy DP37 is relevant in the determination of the application. This seeks to protect trees, woodland and hedgerows for development to protect their visual amenity value and the character of an area.

The Tree Officer has raised no objection to the application, subject to a planning condition requiring that the works are carried out in accordance with the submitted Arboricultural Report. With such a condition in place it is considered that the proposal will accord with the aims of District Plan Policy DP37.

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.

CONCLUSION

In conclusion, the proposed works are considered to be appropriate in terms of design, and would not negatively impact on the rural setting of this dwellinghouse. The proposed car port will not adversely affect the character and appearance of the area or impact negatively upon the street scene. The proposal therefore accords with Policy DP26 and Policy EG3 of the East Grinstead Neighbourhood Plan and the relevant Design Guide principles.

The proposed development will not harmfully impact the wider appearance of the High Weald National Landscape/AONB. The proposed works are considered to accord with District Plan Policies DP12, DP16 and DP26, East Grinstead Neighbourhood Plan Policies EG1 and EG3 and the Design Guide principles.

It is considered that the proposed extension works will not cause significant harm to the neighbouring amenities. The proposal accords with the aims of District Plan Policy DP26, Policy EG3 of the East Grinstead Neighbourhood Plan and the relevant principles of the Design Guide.

Consequently this application is recommended for approval.

Decision: Permission

Case Officer: Anna Tidey

