

## Delegated Decision

### Sign off Sheet

|                                       |                                                                                                                                                                                                                                                                  |                                 |                |
|---------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|----------------|
| Ref. No:                              | DM/24/2973                                                                                                                                                                                                                                                       | Case Officer:                   | Andrew Horrell |
| Application Type:                     | Householder Application                                                                                                                                                                                                                                          |                                 |                |
| Proposal:                             | Replace windows and doors to the rear of existing single storey extension with 6m span of bi-fold doors. Install a 3m x 2m roof lantern within flat roof of existing rear single storey extension. Build a detached double garage. Replace front entrance steps. |                                 |                |
| Site:                                 | 1 Acorn Close, East Grinstead, West Sussex, RH19 4BY, , , ,                                                                                                                                                                                                      |                                 |                |
| Validation Date                       | 27 Feb 2025                                                                                                                                                                                                                                                      | Overall Expiry Date:            | 21 Mar 2025    |
| Pre-Commencement Conditions Required: |                                                                                                                                                                                                                                                                  | Pre-Com Conditions Date Agreed: |                |
| Recommendation:                       | Permission                                                                                                                                                                                                                                                       | Recommendation Date:            | 4 Apr 2025     |
| Target Date:                          | 24 Apr 2025                                                                                                                                                                                                                                                      | Recommending Officer Signature: | Andrew Horrell |

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

|                       |                 |       |            |
|-----------------------|-----------------|-------|------------|
| Signed and Agreed By: | Stephen Ashdown | Date: | 4 Apr 2025 |
| Comments:             |                 |       |            |

## **MID SUSSEX DISTRICT COUNCIL**

**DM/24/2973**

**1 Acorn Close, East Grinstead, West Sussex, RH19 4BY, , ,  
Replace windows and doors to the rear of existing single storey extension with 6m span of bi-fold doors. Install a 3m x 2m roof lantern within flat roof of existing rear single storey extension. Build a detached double garage. Replace front entrance steps.  
Eric Pritchard**

### **SUMMARY OF REPRESENTATIONS**

None received

### **SUMMARY OF CONSULTEE COMMENTS**

MSDC Tree Officer: I have reviewed the Arboricultural Impact Assessment and Tree Protection Plan for this application and I have no objection.

### **TOWN COUNCIL OBSERVATIONS**

No comment

### **INTRODUCTION**

Planning permission is sought for the replacement of the windows and doors to the rear of existing single storey extension with 6m span of bi-fold doors, to install a 3m x 2m roof lantern within flat roof of existing rear single storey extension, to install a detached double garage and to replace front entrance steps

### **RELEVANT PLANNING HISTORY**

GR/098/80 - Two storey rear extension to dwellinghouse. (approved)  
DM/15/2953 - New boundary wall (approved)

### **SITE AND SURROUNDINGS**

1 Acorn Close is a two storey detached hipped roofed dwelling characterised by face brickwork and upvc doors and windows. The dwelling has an existing flat roofed rear extension,

To the north of the site is the rear garden with hedging to neighbouring 31a Harvest Hill beyond, to the south of the site is the driveway to the highway beyond, to the west of the site is the side garden with close boarded fencing and trees to highway (Harvest Hill) beyond and to the east of the site is the adjacent No.2 Acorn Close.

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

### **APPLICATION DETAILS**

Fenestration changes are proposed to the rear of the gym to install approximately 1.5m by 2.25m patio doors and the installation of approximately 2m by 6m by bi-fold doors to the kitchen/diner. The installation of a 3m by 2m roof lantern to the kitchen diner.

A proposed detached double garage measures 6.55m in depth, approximately 6.4m in width with a height to eaves of 2.45m and an overall height of 3.75m.

The existing front entrance steps which approximately measures 2.55m in depth, 3.5m in maximum width and 2m in height is to be removed, the proposed new entrance steps with balustrade railings approximately measures 2.45m in depth, 5.3m in width with a height of 2m.

Internal works are proposed to create an open plan kitchen/diner and the creation of a steam room.

## **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, the Sites Allocations 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)

DP37 (Trees, Woodland and Hedgerows)

### **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 (made November 2016)**

Relevant policies:

EG3 (Promoting Good Design)

### **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 stage 1 hearings were concluded on the 31st October 2024. There are unresolved objections to some of the Policies in the draft District Plan. 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:

DPN4 - Trees, Woodland and Hedgerows

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 8, 11, 131 and 135 are considered to be relevant to this application.

## **ASSESSMENT**

### **Design and Character**

Policy DP26 of the Mid Sussex 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:*

- *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);*
- *creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- *incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- *positively addresses sustainability considerations in the layout and the building design;*
- *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;*
- *optimises the potential of the site to accommodate development."*

East Grinstead Neighbourhood Plan policy EG3 states:

*'Planning permission will normally be granted where development proposals meet the following criteria:*

- o The form of the proposed development is proportionate and in keeping with the scale, height, materials and site coverage of the surrounding area;*
- o The layout of the proposed development respects the topography and character of the site, protects important landscape features and does not harm adjoining amenity;*
- o The proposal does not result in the loss of buildings or spaces that would have an unacceptable impact on the character of the area;*
- o The proposal ensures satisfactory means of access for vehicles and pedestrians and provides adequate parking, cycle storage and refuse facilities on site;*
- o 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;*
- o New development must be inclusive and where appropriate make satisfactory provision for the safe and easy access for those with mobility impairment; and*

- o 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*
- o Proposals make provision for green infrastructure and biodiversity enhancement.'*

The Mid Sussex Design Guide is also considered to be relevant and principle DG49 states that:

*'Extensions should respond to the design of the original dwelling and applicants will be expected to demonstrate how local character has informed the design proposal. Extensions should also normally be designed to be well-integrated with the existing scale, form and massing allowing the original building to remain the dominant element of the property whether it has one or several additions'.*

The streetscene is characterised by extensions at No.2 (DM/15/3911) and No.4 (06/00435/FUL) with a detached garage characterising No.4 (03/01939/FUL).

The alterations to the existing rear elevation are in character with the existing dwelling, as is the enlarged new entrance steps.

The proposed garage whilst visible from the streetscene would be subservient to the main dwelling, would be seen in context of the dwelling and would be sympathetic in appearance to the main dwelling and the wider streetscene, which is characterised by garages (attached and detached).

Therefore, the proposal is deemed to comply with DP26 of the Mid Sussex District Plan, EG3 of the East Grinstead Neighbourhood Plan.

### **Neighbouring Amenities**

In terms of impact on neighbouring amenities, Policy DP26 of the District Plan states that it must be demonstrated that any 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.

The threshold for the related policy within the East Grinstead neighbourhood Plan EG3 states:

*'The layout of the proposed development respects the topography and character of the site, protects important landscape features and does not 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. Consequently, policy DP26 of the Mid Sussex District Plan 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 terms of neighbouring amenities, privacy and outlook are not deemed to be harmed in terms of overlooking given the single storey nature of the works. In terms of light, given the nature of the proposal, harm is not deemed to be caused to 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.

### **CONCLUSION**

In conclusion, the proposal is considered to be appropriate in terms of design, size, and scale to the dwellinghouse and locality and would not cause significant harm to the amenities of neighbouring properties and the nearby trees and their root protection area will be protected. The application is also exempt from the requirement to provide biodiversity net gain.

Therefore, the proposal complies with Mid Sussex District Plan policies DP26 and DP37 and policy EG3 of the East Grinstead Neighbourhood Plan, the relevant principles of the Mid Sussex Design Guide SPD as well as the relevant provisions of the NPPF. The application therefore accords with the Development Plan and is considered acceptable.

Decision:       Permission

Case Officer: Andrew Horrell