

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0865	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Proposed extension and refurbishment of existing dwelling house with removal and replacement of 1 no outbuildings.		
Site:	6 Chapel Lane, Ashurst Wood, East Grinstead, West Sussex, RH19 3QT, , ,		
Validation Date	31 Mar 2025	Overall Expiry Date:	11 Jun 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	13 Jun 2025
Target Date:	26 May 2025	Recommending Officer Signature:	<i>Catherine Cardin</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	5
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	16 Jun 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0865

**6 Chapel Lane, Ashurst Wood, East Grinstead, West Sussex, RH19 3QT, ,
Proposed extension and refurbishment of existing dwelling house with removal and replacement
of 1 no outbuildings.
Mr Cameron Glenister**

SUMMARY OF REPRESENTATIONS

One letter in support and one letter of objection were initially received in response to this application.

The letter of support stated that the proposal is in keeping with the area and a great improvement compared to the existing.

The letter of objection stated several concerns regarding the proposal:

- It would increase a sense of overlooking to 12 Allens Close
- It would increase a sense of overbearing to 12 Allens Close
- It would lead to a loss of light to 12 Allens Close
- It would reduce the outlook of 12 Allens Close
- It would reduce the enjoyment of the garden and home of 12 Allens Close

Following the submission of revised plans, a re-consultation on these plans was undertaken. A further two letters of objection were received. One of the letters referred to the first set of plans received prior to revised plans.

The letters of objection stated several concerns regarding the proposal:

- It would significantly alter the current outlook of 12 Allens Close
- It would reduce sunlight to the garden of 12 Allens Close
- It would increase a sense of overbearing to 11 Allens Close
- It would increase a sense of overlooking to 11 Allens Close

SUMMARY OF CONSULTEES

SOUTHERN WATER

No objection.

PARISH COUNCIL OBSERVATIONS

No objection.

INTRODUCTION

Planning permission is sought for the refurbishment and extension of an existing dwelling and the replacement of 1 no. outbuildings.

RELEVANT PLANNING HISTORY

GR/302/89- Two storey extension and single storey front extension. Permission.

DM/25/0288- Proposed extension and refurbishment of existing dwelling house with removal and replacement of 2no outbuildings. Withdrawn.

SITE AND SURROUNDINGS

6 Chapel Lane is a detached two-storey dwelling. It is constructed of red brick and has white uPVC and brown timber windows, and a pantile roof. The property has white painted render on the front ground floor elevation. The property benefits from a large driveway to the front and side of the property, and a garden to the side and rear of the property. The dwelling has an elevated position and is partially screened by a mature hedge boundary. The property has two existing outbuildings which are used currently as garages.

The application site lies within the built-up area boundary of Ashurst Wood and within the High Weald AONB. Neighbouring properties are located to the north, east and south. The highway is located to the west.

APPLICATION DETAILS

The application seeks to extend and refurbish an existing dwelling and to replace an existing outbuilding.

Firstly, it is proposed to install a two-storey side and rear extension on the eastern elevation, which is proposed to be used as a kitchen/breakfast/ dining area on the ground floor and a bedroom on the first floor. This would measure some 3.6 metres in width and some 2.3 metres in depth on the ground floor. This would be 'L shaped' on the first floor, with a width of some 6.5 metres and a depth of some 10.1 metres. This would have a height to the ridge of some 7.4 metres and a height to the eaves of some 5.3 metres. This would have a pitched roof and would have plain tiles to match the existing. It is also proposed to install white aluminium patio doors on the side (southern) elevation. The proposed walls of the extension would be red facing brickwork with tile hanging to match the existing.

Secondly, it is proposed to construct a two-storey side extension on the north elevation, which is proposed to be used as a living room and utility on the ground floor and a bedroom on the first floor. The side extension would measure some 7.4 metres in width and some 1.9 metres in depth on the ground floor. This would have a width of some 7.3 metres and a depth of some 6.1 metres on the first floor. This would have a height to the ridge of some 7.4 metres and a height to the eaves of some 5.4 metres. This would have a pitched roof and would have plain tiles to match the existing.

Next, it is proposed to extend the existing 1st bedroom and to install a first floor front and side extension on the north elevation. This would connect to the two-storey side extension on the north elevation to give an overall width of some 15.3 metres. This would have a width of some 0.6 metres and a depth of some 2.7 metres. This would have a height to the ridge of some 7.4 metres and a height to the eaves of some 5.3 metres. This would have a gabled roof and would have plain tiles to match the existing. It is proposed to instal no. 1 window on the front (western) elevation. The proposed walls of the extension would be red facing brickwork with tile hanging to match the existing.

It is proposed to install a porch on the front elevation and move the front door from the side elevation to the front elevation. The proposed front door would be solid oak.

It is also proposed to demolish an existing garage to the rear of the property and install an outbuilding. This would measure some 8 metres in width and some 7 metres in depth. This would have a hipped roof with a height to the ridge of some 4.2 metres and a height to the eaves of some 2.6 metres. The roof would have dark grey slate tiles. It is proposed to install full length anthracite windows on the front elevation which would measure some 4.4 metres in width and some 2.2 metres in height. The proposed walls would have dark grey cladding. It is also proposed to install an anthracite aluminium door on the side (north) elevation. It is proposed to use this outbuilding as a gym.

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 Ashurst Wood 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:

DP16 - High Weald Area of Outstanding Natural Beauty

DP21 - Transport

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

Ashurst Wood Neighbourhood Plan made in 2016.

Relevant policies:

ASW14- Design and Character

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 some of the 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:

DPC4 - High Weald Area of Outstanding Natural Beauty

DPS2 - Sustainable Design and Construction

DPB1 - Character and Design

DPT4 - Parking and Electric Vehicle Charging Infrastructure

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 Character
- Impact on the High Weald AONB
- Neighbouring Amenities
- Parking Provision
- Biodiversity Net Gain

Design and Character

Policy DP26 of the Mid Sussex District Plan relates to design and character and 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 DP27);*
- 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.'*

Policy ASW 14 of the Ashurst Wood Neighbourhood Plan relates to design and states:

'All new development (including extensions and additions to individual properties) must demonstrate good quality design and respect the existing character and appearance of the surrounding area. All proposals will be expected to identify how they address the local surroundings and landscape context by:

- (a) Using design that respects the scale and character of existing and surrounding buildings with reference to the Character Assessment; and*
- (b) Demonstrating that the design of the particular development has addressed and protected the positive features of the character of the local area; and*
- (c) Using materials which are compatible with the materials of the host or surrounding buildings; and*
- (d) Respecting established building lines where relevant and using green hedging and / or trees for highway boundaries wherever possible and in keeping with the existing streetscape; and*
- (e) Ensuring safe access for pedestrians, cyclists and other road users; and*
- (f) Providing adequate refuse and recycling storage incorporated into the scheme to minimise visual impact; and*
- (g) Adopting the principles of sustainable drainage where appropriate; and*
- (h) Providing private garden amenity space proportionate to the size of the dwelling; and*
- (i) Providing off-street parking space in accordance with Policy 21 and ensuring that garages reflect the architectural style of the house they serve and are set back from the street frontage wherever possible to reflect the local character and context. Parking should be positioned between dwellings, rather than in front, so it is not prominent in or does not dominate the street scene to the detriment of local character;*

and the visual impact of parking areas should be minimised wherever possible by the use of alternative surfaces and screening; and AWNP March 2016 Page 33

(j) Ensuring that the living conditions of adjoining residents (including privacy, daylight, sunlight and outlook) are safeguarded; and

(k) Ensuring that lighting schemes will not cause unacceptable levels of light pollution particularly in intrinsically dark areas'

Principle DG49 of the MSDC Design Guide establishes design principles for extensions to dwellings and 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. Extensions should typically use simple, uncomplicated building forms to complement 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. Extensions should not result in a significant loss to the private amenity area of the dwelling.'

Principle DG50 relates to front and side extensions and states that:

'Front extensions are more likely to be acceptable where the building line is staggered or where the dwelling is set well back from the road. They are less likely to be acceptable in streets with a strong consistent building form as they risk disrupting the underlying order.'

DG50 of the MSDC Design Guide also 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.'

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 MSDC Design Guide relates to rear extensions and states that:

'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 application relates to a residential area of Ashurst Wood where the area is characterised by properties of a variety of ages and designs. The current proposal is a resubmission of the application under DM/25/0288, which was withdrawn after concerns were expressed regarding the height of the design, the cluttered appearance of the southern elevation, the proposed annexe and the position of the front door. The current application seeks to overcome these concerns by removing the annexe, lowering the ridge height and repositioning the front door. Under this new application, further concerns were raised as the proposed changes did not address all of the concerns raised with the initial application. Following this, further changes have been made which remove the Juliette balcony and several windows from the southern elevation.

The design of the current application is deemed appropriate as it would present a more cohesive appearance and takes its cues from the character of the surrounding area. The proposed extension would employ materials which would coordinate well with the surrounding properties, and as the proposal includes materials to match the existing, it is considered that the design would provide a

consistent finish. The proposal would not close an important gap or view and the proposed design is considered to address the side boundary and adjacent buildings to the north appropriately. Furthermore, as the property is set back in its plot, there would only be glimpsed views of the property. It is therefore considered that the proposal would not be harmful to the character of the area.

The proposed outbuilding is considered to be appropriate in size and scale. The proposal includes introducing a new palette of materials which are not found in the street scene. It is considered that these materials are high quality and would coordinate well with the host dwelling. As the proposed outbuilding would not be visible from the street, the proposal is not considered to be harmful to the character of the area.

The proposal is therefore considered to address the character of the existing dwelling and the surrounding buildings, and as such the proposal is deemed to comply with the above part of policy DP26 of the District Plan, principles DG49, DG50 and DG51 of the Mid Sussex Design Guide SPD.

Impact on the High Weald 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.

Paragraph 189 of the NPPF states:

'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.'

The application relates to an existing building within the built-up area of Ashurst Wood. As such the proposal would not form an isolated development within the wider landscape. Due to the development being an extension of an existing building, it is not considered to have an adverse impact on the overall landscape quality of the AONB.

As such the proposal would comply with the requirements of Policy DP16 of the District Plan, The High Weald AONB Management Plan and paragraph 189 of the NPPF.

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);'

Regarding the neighbours at 12 and 13 Allens Close, to the north of the application site, whilst it is considered that the proposed side extension would cause a loss of light and outlook, it is considered that the level of harm that would occur would not be significant enough to warrant the refusal of this application. As the proposed extension would have a gabled roof, which would slope away from these neighbours, and as these neighbours would be offset from the development by some 13 metres, it is not considered that the development would cause significant overshadowing or enclosure. The proposed bathroom window on the north elevation would be obscured glass so it is not considered that the

proposal would cause any significant overlooking concerns. This can be secured through a suitably worded condition.

In terms of the proposed extensions to the house, whilst it would result in a two-storey enlargement towards the neighbour at Neston to the east of the application site, it would not be considered to have a harmful impact on the light and outlook to this neighbour due to the extension being offset from the shared boundary by some 11 metres. Whilst new windows are proposed on the eastern elevation, there would not be a harmful impact in terms of overlooking due to the separation distance of some 17 metres from the proposed extension. The proposed outbuilding would be single storey in nature so it is not considered that this would cause a significant loss of light or outlook to this neighbour. As there are no windows on the rear (eastern) facing elevation of the proposed outbuilding it is not considered that the proposal would give rise to any overlooking concerns.

Regarding the neighbour at Estralita, to the south of the application site, as the proposed extension would be offset from the shared boundary by some 9.9 metres, it is not considered that the proposal would be harmful to the light and outlook of this neighbour. In addition, the revised scheme has a reduced number of windows on the southern elevation, and it is not considered that the proposal would cause significant overlooking concerns.

Given the domestic nature of the proposed development, it is considered that there would not be any significant harm in terms of noise, air or light pollution.

The proposal thereby complies with policy DP26 of the District Plan.

Parking provision

Policy DP21 of the District Plan states that to meet the objectives of the West Sussex Transport Plan 2011- 2026, decisions on development proposals will take account of whether: *'The scheme provides adequate car parking for the proposed development taking into account the accessibility of the development, the type, mix and use of the development and the availability and opportunities for public transport; and with the relevant Neighbourhood Plan where applicable;'*

It is noted that the proposal would result in the loss of a garage space associated with the dwelling. West Sussex County Council Parking Standards Guidance (2020) outlines the County Council's approach to parking at new developments to ensure that sufficient parking is provided to meet the needs of the development while maintaining highway network operations, protecting surrounding communities and pursuing opportunities to encourage use of sustainable modes of transport. The proposal would result in a property with four bedrooms. West Sussex County Council Parking Standards Guidance (2020) outlines that for a 4-bedroom dwelling in this location that 3 parking spaces should be provided. There is an external parking space surrounding the house which can accommodate three cars, which would remain. In addition, there are no restrictions on the surrounding roads that would prevent on road parking. It is therefore considered that, in this instance, the proposal would be acceptable in terms of highways impact.

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

In conclusion, the proposal is considered to be appropriate in terms of design, size and scale to the dwellinghouse and locality, would not cause harm to the amenities of neighbouring properties or the High Weald AONB.

In conclusion, the proposal complies with Mid Sussex District Plan policies DP16, DP21 and DP26, policy ASW13 of the Ashurst Wood Neighbourhood Plan, the High Weald AONB Management Plan and the relevant provisions of the NPPF. The application is therefore recommended for approval.

Decision: Permission

Case Officer: Catherine Cardin