

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1125	Case Officer:	Anna Tidey
Application Type:	Removal/Variation of Condition		
Proposal:	Variation of condition no 2 of planning application DM/24/0470 - To allow for design changes		
Site:	22 Horsham Road, Pease Pottage, Crawley, West Sussex, RH11 9AL, , ,		
Validation Date	29 Apr 2025	Overall Expiry Date:	23 May 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	25 Jun 2025
Target Date:	24 Jun 2025	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:	25 Jun 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1125

**22 Horsham Road, Pease Pottage, Crawley, West Sussex, RH11 9AL, ,
Variation of condition no 2 of planning application DM/24/0470 - To allow for design changes
Mr Kevin Gordon**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

None.

TOWN/PARISH COUNCIL OBSERVATIONS

Slaugham Parish Council: No objection.

INTRODUCTION

This application seeks planning permission to amend condition 2 of planning application DM/24/0470 - to allow for amendments to the design of the approved extension proposals at a semi-detached bungalow at 22 Horsham Road in Pease Pottage.

RELEVANT PLANNING HISTORY

DM/24/0470. Proposed ground floor rear extension and loft conversion. Approved April 2024.

DM/23/3015. Addition of rear extension and dormer. Withdrawn January 2024.

DM/23/2252. Proposed ground floor rear extension and loft conversion. Withdrawn November 2023.

SV/061/88. Proposed roof conversion with two dormer windows to south elevation. Erection of detached garage. Approved November 1988.

SV/045/85. Extension to bungalow. Approved October 1985.

SITE AND SURROUNDINGS

No 22 Horsham Road is a 3 bed semi-detached bungalow located on the northern side of the road on the entrance with a residential cul de sac at Barn Close. Horsham Road is characterised by a mix of semi-detached and detached residential properties.

No 22 is attached to a chalet style bungalow at No 22a, which is orientated to face west and backs onto the rear garden of No 22.

The bungalow at No 22 has been previously extended to the side and has two existing bedrooms and a shower room in the roof space, served by two front facing dormers and front and rear facing roof lights. A row of solar panels have been added above the tiles on the front facing roof slope.

APPLICATION DETAILS

Planning permission was granted under application DM/24/0470 to add a rear single storey flat roofed addition, a gabled roof addition to the side, three rear facing dormers, a front facing sun pipe and a relocated vent pipe on the extended rear roof slope. The applicant has confirmed that no works have commenced to implement the approval to date.

The current application has been submitted under Section 73 of the Town and Country Planning Act and seeks permission to vary Condition 2 of planning application DM/24/0470.

Condition 2 of DM/24/0470 reads as follows:

'Approved Plans

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interest of proper planning. '

The application under DM/24/0470 sought planning permission to add a rear single storey flat roofed addition, a gabled roof addition to the side, three rear facing dormers, a front facing sun pipe and a relocated vent pipe on the extended rear roof slope.

The current application has been supported with amended floor and elevation plans, which show a similar rear single storey extension with a flat roof, including two roof lanterns, raised in height, the retention of the existing hipped roofline on the side, rather than the approved gable addition, and a reduction from three to two rear dormer additions, with a central rooflight and a sun pipe added on the front facing roof slope to serve the ground floor bathroom.

As a result of the amended plans the proposed first floor bedroom, stairway alterations, storage/built in wardrobe provision, relocated bathroom and corridor enlargements are no longer proposed. The two first floor bedrooms will be retained with the internal headroom enlarged by the provision of the two proposed rear dormer additions.

The submitted plans show that the two proposed rear dormers are to be of the same design as the two existing dormers located on the front elevation and all new windows are to be finished in dark grey aluminium.

The submitted application form explains that the reason for the changes is to meet the applicant's budget.

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 Slaugham Neighbourhood Plan and Site Allocation Development Plan Document (DPD).

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

NEIGHBOURHOOD PLAN - Slaugham Neighbourhood Plan - made September 2019.

No relevant policies.

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.

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.

DPS2 Sustainable Design and Construction
DPS6 Health and Wellbeing
DPB1 Character and Design
DPN2 Biodiversity Net Gain

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

This application is made under section 73 of the Town and Country Planning Act 1990 to vary or remove conditions associated with a planning permission. The Act states that *'On such an application the local planning authority shall consider only the question of the conditions subject to which planning permission should be granted, and-*

(a) if they decide that planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted, or that it should be granted unconditionally, they shall grant planning permission accordingly, and

(b) if they decide that planning permission should be granted subject to the same conditions as those subject to which the previous permission was granted, they shall refuse the application.'

The result of this application would be to issue a new planning permission, so it is not considered necessary to go through all of the original planning issues in this report. The specific changes to the plans that are now proposed are considered below with regards to the design.

Design

District Plan Policy DP26 is relevant in the determination of this application. Policy DP26 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 DP29);*
- * 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.'*

The principle of the extension of the bungalow at 22 Horsham Road was found acceptable under planning application DM/24/0470.

The proposed design amendments that are the subject of the current application represent minor alterations to those approved under the original consent.

The changes accord with the Design Guide principles and are not out of keeping with the design or appearance of the original building.

Consequently the alterations that have been made are considered to accord with the aims of District Plan Policy DP26 and the principles of the Design Guide.

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 amended proposal is considered to be appropriate in terms of design and appearance and would not negatively impact on the character and appearance of the dwelling or its setting. The proposal would accord with Policy DP26 of the District Plan, and the Design Guide principles.

Consequently this application is recommended for approval.

Decision: Permission

Case Officer: Anna Tidey

