

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1074	Case Officer:	Hamish Evans
Application Type:	Householder Application		
Proposal:	Single storey porch extension, two storey side extension and replace single storey rear extension.		
Site:	11 Horsham Road, Pease Pottage, Crawley, West Sussex, RH11 9AW, , ,		
Validation Date	6 May 2026	Overall Expiry Date:	29 May 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	1 Jun 2026
Target Date:	1 Jul 2026	Recommending Officer Signature:	Hamish Evans

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	4 Jun 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1074

**11 Horsham Road, Pease Pottage, Crawley, West Sussex, RH11 9AW, ,
Single storey porch extension, two storey side extension and replace single storey rear extension.**

Mrs J MacNaughton

SUMMARY OF REPRESENTATIONS

No third-party letters of representation have been received in respect of this application.

SUMMARY OF CONSULTEES

None received.

SLAUGHAM PARISH COUNCIL OBSERVATIONS

No objection.

INTRODUCTION

The application seeks planning permission for a single storey front porch, two-storey side extension and single storey rear extension at 11 Horsham Road, Pease Pottage.

RELEVANT PLANNING HISTORY

DM/23/1090. Single storey porch extension, two storey side extension and replace single storey rear extension. Permission.

SITE AND SURROUNDINGS

The site is designated as being within the Pease Pottage built up area boundary. The existing property is a two-storey semi-detached dwelling which is characterised by bare brown brickwork and white render walls, brown clay roof tiles and grey and white uPVC window and door frames. There are some three off-street parking spaces to the front of the property. The surrounding area consists predominantly of residential dwellings which are varied in their design and scale and are characterised by a variety of external materials. There are a variety of extensions within the locality. Horsham Road is located to the north of the site and residential properties are located to the southeast and west of the site.

APPLICATION DETAILS

The proposed porch measures some 3.1 metres in width, 1.5 metres in depth, with an eaves height of 2.5 metres and a total height of 3.5 metres.

The proposed two-storey side extension measures some 5.0 metres in width, 7.0 metres in depth, an eaves height of 5.2 metres and a total height of 8.6 metres.

The proposed single storey rear extension measures some 10.3 metres in width, 3.1 metres in depth, an eaves height of some 2.4 metres and a total height of some 3.5 metres.

The proposed works will be characterised by external materials similar in appearance to those used in the existing dwelling. The proposal would also remove the existing lawn to the front of the property to provide two replacement parking spaces.

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 Slaugham 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:

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.

Slaugham Neighbourhood Plan (adopted in September 2019)

There are no relevant policies.

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:

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

Character and 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 while being sensitive to the countryside as well as addressing the character and scale of the surrounding buildings and landscape. In part the policy requires proposals to be of a high quality design and layout and includes appropriate landscaping and greenspace; and creates a sense of place while addressing the character and scale of the surrounding buildings and landscape.

A similar ethos is contained within the Mid Sussex Design Guide SPD.

It has been shown that the proposed works will be characterised by external materials that will be similar in appearance to those used in the existing dwelling, details of which can be secured by a suitably worded condition.

The proposed porch is of a modest single storey porch like nature and its design would be similar to the existing dwelling.

The proposed two-storey side extension is set below the height of the existing dwelling and it is set back from the principal elevation of the existing dwelling. There are a mixture of detached, semi-detached and terraced dwellings within the surrounding area and the proposed side extension would still be set away from the side boundary of the site. As such the proposal is not considered to close an important gap between dwellings. There are also a variety of similar side extensions within the surrounding area.

The proposed single storey rear extension is of a modest nature and due to its location there would be limited views of it from the surrounding area. Its design would be similar in appearance to the existing dwelling and there are similar rear extensions within the surrounding area. The proposed replacement parking spaces are modest in their nature and will be characterised by hardstanding similar in appearance to the existing and surrounding hardstanding. As such the proposed works are considered to address the character and appearance of the area.

It should also be noted that the same scheme was permitted under reference DM/23/1090.

The proposal does not seek alter the existing highways access which is considered acceptable and the resulting parking arrangement will be considered in a subsequent section of this report. Taking into account the above the proposal is considered to comply with the above part of policy DP26 of the Mid Sussex District Plan and the Mid Sussex Design Guide.

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);"

A similar ethos is contained within the Mid Sussex Design Guide SPD.

The proposed porch is of a modest single storey nature and it is set away from the boundaries of the site. The proposed two-storey side extension is subservient in height to the existing dwelling and it is set away from the boundaries of the site. It also does not include any first-floor side facing windows. The proposed single storey rear extension is of a modest nature and it is of a similar depth to the rear extension at the neighbouring property. Taking into account the above the proposal would not cause significant harm to the amenities of nearby residents, including taking into account overlooking and loss

of privacy, reduction in sunlight and daylight and a loss of outlook. It should also be noted that the same scheme was permitted under reference DM/23/1090.

The proposal is therefore, considered to comply with the above part of policy DP26 of the Mid Sussex District Plan and the Mid Sussex Design Guide SPD.

Highways

Policy DP21 of the Mid Sussex District Plan in part states:

"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;"

The West Sussex County Council September 2020 Parking Guidance outlines that for a development of this size in this location 2.7 parking spaces should be provided. The proposal would remove parking spaces due to the position of the proposed extensions however two replacement parking spaces will be provided to the front of the property. As such the resulting parking arrangement would consist of some three off-street parking spaces. It should also be noted that the same scheme was permitted under reference DM/23/1090.

Taking into account the above the proposal is considered to comply with policy DP21 of the Mid Sussex District Plan and the West Sussex County Council September 2020 Parking Guidance.

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 would address the character and scale of the existing property and the general character and appearance of the surrounding area. It would not cause significant harm to the amenities of nearby residents and the resulting parking arrangement are considered acceptable. Therefore, the proposal complies with policies DP21 and DP26 of the Mid Sussex District Plan, the Slaugham Neighbourhood Plan, the Mid Sussex Design Guide, the West Sussex County Council September 2020 Parking Guidance and with the relevant provisions of the NPPF.

Decision: Permission

Case Officer: Hamish Evans