

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0733	Case Officer:	Rachel Richardson
Application Type:	Householder Application		
Proposal:	Demolition of existing rear conservatory and proposed first floor side extension over existing ground floor extension, first floor side extension over existing garage, two storey side extension, single storey rear extension, amendments to front porch and proposed new entrance gates		
Site:	Windyridge, Borsers Arms Road, Copthorne, Crawley, West Sussex, RH10 3LJ,		
Validation Date	23 Mar 2026	Overall Expiry Date:	16 Apr 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	4 Jun 2026
Target Date:	18 May 2026	Recommending Officer Signature:	Rachel Richardson

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

MID SUSSEX DISTRICT COUNCIL

DM/26/0733

**Windyridge, Borers Arms Road, Copthorne, Crawley, West Sussex, RH10 3LJ,
Demolition of existing rear conservatory and proposed first floor side extension over existing
ground floor extension, first floor side extension over existing garage, two storey side extension,
single storey rear extension, amendments to front porch and proposed new entrance gates
Mrs Becky Bland**

SUMMARY OF REPRESENTATIONS

None.

SUMMARY OF CONSULTEES

Southern Water: This application lies within the Thames Water and Southeast Water area.

TOWN/PARISH COUNCIL OBSERVATIONS

Defer to Officer.

INTRODUCTION

Permission is sought for part first floor and two storey side extension and single storey rear extension following demolition of conservatory. The proposal also includes alterations to the front porch and new entrance gates.

RELEVANT PLANNING HISTORY

WP/016/81 Single storey Side Extension Permission 30.01.1981

WP/100/98 Conservatory Permission 07.08.1998

SITE AND SURROUNDINGS

The application property is a two storey detached house, set back and in an elevated position from Borers Road. Its front garden is laid to lawn with a driveway leading to a single garage. It is a brick and rendered property with a tiled roof.

The front and rear gardens are bordered by a 1-2m high hedgerow.

The character of the area within the immediate vicinity also comprises detached two storey houses of mixed styles. For the purposes of planning policy, the site lies within the built-up area boundary as defined in the District Plan.

APPLICATION DETAILS

The proposed application details are as follows:

- The single storey rear extension measures 4m deep by 13m wide which is the same width as the existing house. It has a flat roof which measures approximately 2.9m. The conservatory will be demolished.
- The proposal would build over the garage from the front to the rear elevations of the existing eastern side of the house and measuring 8.4m in depth.

- Where the rear building line of the garage falls short, the proposal would be two storeys in height.
- First floor side extension to the west, measuring 8.2m deep and 2.9m wide.
- A new hipped roof is proposed over the entire house making is fully hipped and omitting the existing crown. The proposed ridgeline would be 0.55m higher than existing.
- The alterations to the front porch includes a new pitched roof with an overall height of approximately 4m above ground level.
- The proposed facing walls will match the existing materials, including a multi brown/ red brick at low level and render above.
- The roof will be covered with grey slates.
- The proposal will include solar panels to the side elevations.
- The proposed windows/doors will be anthracite grey aluminium instead of white PVC as existing.
- The sliding entrance gate will be timber (1.5m high) supported by brick piers (1.8m high) and a brick wall (1.5m high). The brickwork will match the house.

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 Copthorne 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

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

Copthorne Neighbourhood Plan

The Copthorne Neighbourhood Plan was formally made by the Council on 29th September 2021.

Relevant policies:

CNP1.1 - Design and Character
CNP1.2 - Neighbouring Amenities
CNP1.6 - Residential Extensions

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

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 states in part that:

'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;*
- 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'*

Policy CNP1 of the Neighbourhood Plan states (in part):

'CNP1.1

Proposals will be supported where they sustain or reinforce the positive aspects that make up the individual character and distinctiveness of each Character Area, as defined on the Policies Map, in which they sit.

CNP1.6

Extensions to existing buildings will be supported provided they adhere to other policies in the development plan and:

- a) Are no higher than the existing building.*
- b) Do not conflict with traditional boundary treatment of an area.*
- c) Use materials which are compatible with materials of existing/surrounding buildings.'*

Principle DG49 of the Mid Sussex Design Guide states:

'Extensions should typically use simple, uncomplicated building forms to compliment 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.'

Principle DG50 of the MSDG SPD refers to front and side extensions and in the case of side extensions 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 MSDG SPD relates specifically to rear extensions states the following:

'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 proposed side extensions have been designed to the proportions and scale of existing single storey side additions and no deeper than the existing original house. The proposed ground floor rear extension would not be visible in the street scene.

The proposed first floor side extension to the west would be close to the boundary shared with the adjoining property and within 1m. However, it would not appear out of keeping in the street scene given that there is a mix of property styles and their positioning and layout within the plot is varied.

In terms of the proposed boundary treatment, the timber gates would be set back from the pavement and the brick wall part hidden behind the hedgerow. This would not be conspicuous in the street scene and is considered to respect the character and appearance of the locality.

The drawings illustrate that a tree would be removed for the gates to be installed. Consent is not required to remove this Magnolia tree/shrub and this does not make a fundamental contribution to the character of the area so does not conflict with policy DP26.

The proposal therefore considered to comply with policy DP26 of the District Plan and policy CNP1.1 and 1.6 of the Copthorne Neighbourhood Plan and the relevant principles of the Mid Sussex Design Guide SPD.

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.

Policy CNP1.2 of the Copthorne Neighbourhood Plan states:

'Proposals for new development should not cause unacceptable harm to the amenity (including general activity, access, noise, privacy, daylight, and sunlight) of existing and future occupants, both on site and nearby.'

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 CNP1.2 and CNP2.1 (c) of the Copthorne Neighbourhood Plan is considered to take precedence and therefore the test in this instance is whether the development causes unacceptable harm to neighbouring amenities as outlined above.

Principle DG47 of the Mid Sussex Design Guide SPD relates to neighbouring amenities in terms of light and states:

'All dwellings should benefit from daylight and sunlight levels that conform to BRE (Better Regulation Executive) standards'.

Given the relationship with and distance to the detached neighbouring properties, impact on light and outlook is not considered to be unacceptably harmed. Windyridge and Dunsmoor are situated on a similar building line and Dunsmoor also has a two storey side extension adjacent to the boundary shared with the application site and proposed first floor extension which is to be positioned within 1m of the boundary.

There are no windows proposed at first floor in the side elevations and the windows proposed at the rear would have similar views as existing first floor windows.

As such, the level of overlooking and loss of privacy will not cause unacceptable harm.

Given the built-up location of the site, the noise from the proposal is not deemed unacceptably harmful to neighbouring amenities.

Therefore, in terms of neighbouring amenities, the proposal is deemed to not cause unacceptable harm and therefore complies with policy DP26 of the Mid Sussex District Plan and policy CNP1.2 of the Copthorne Neighbourhood Plan.

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

It is considered that the proposed extensions, porch roof and front entrance gate are all acceptable and in accordance with planning policy criteria as stated above. As such, it is recommended that permission be granted.

Decision: Permission

Case Officer: Rachel Richardson