

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1850	Case Officer:	Stefan Galyas
Application Type:	Householder Application		
Proposal:	Demolish existing rear extension. Erection of a double storey rear and side extension. Also the enlargement of existing garage to a double		
Site:	The Willows, Hazelden Place, East Grinstead, West Sussex, RH19 4RH, , ,		
Validation Date	22 Jul 2025	Overall Expiry Date:	15 Aug 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	12 Sep 2025
Target Date:	16 Sep 2025	Recommending Officer Signature:	<i>Stefan Galyas</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Joanne Fisher</i>	Date:	12 Sep 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1850

**The Willows, Hazelden Place, East Grinstead, West Sussex, RH19 4RH, ,
Demolish existing rear extension. Erection of a double storey rear and side extension. Also the
enlargement of existing garage to a double
Mr Matthew Larder**

SUMMARY OF REPRESENTATIONS

There were no letters of representation received in response to the proposed development.

SUMMARY OF CONSULTEES

None received.

TOWN/PARISH COUNCIL OBSERVATIONS

Town Council: No comment.

INTRODUCTION

The application seeks planning permission for the demolition of the existing single storey rear extension and for the development of a two storey rear and side extension. The development proposal would also extend the garage from a single to a double bay.

RELEVANT PLANNING HISTORY

05/00446/FUL - Erection of 2 detached dwelling houses and demolition of 2 semi detached properties. Permission 03.05.2005.

05/02889/FUL - Demolition of 2 semi-detached dwellings and erection of 2 detached dwellings with 2 detached garages. Alteration of an existing approval GR/05/446/FUL showing increased size of the bootroom, alteration of conservatory to a sun room addition of doors and windows to garages. Permission 01.02.2006.

06/02051/FUL - Demolition of 2 semi-detached dwellings and erection of 2 detached dwellings with 2 detached garages. Alteration of an existing approval GR/05/446/FUL, erection of a timber shed in each of the two gardens. Installation of 2 no. Conservation type rooflights to the rear of each dwelling. Use of the attic space as an en-suite bathroom to the master bedroom. Permission 21.11.2006.

07/02769/FUL - Two storey side extension to provide family room with bedroom and en-suite bathroom over. Permission 31.10.2007.

10/02055/EOT - Two storey side extension to provide family room with bedroom and en-suite bathroom over. Permission 26.08.2010.

12/02739/FUL - Erection of new stable block. Permission 27.09.2012.

13/01503/EOT - Extension of Time application for 10/02055/EOT and 07/02769/FUL for two storey side extension to provide family room with bedroom and en-suite bathroom. Permission 03.07.2013.

DM/16/2163 - Two storey side extension. Permission 15.07.2016.

DM/22/3204 - Demolish existing rear extension. Erection of a part-1 part-2 rear extension and a double storey side extension. Also the enlargement of front porch to match neighbouring property and enlargement of detached garage. Permission 11.01.2023.

SITE AND SURROUNDINGS

The Willows is a two storey detached hipped roofed dwelling with a detached garage to the front. The dwelling is characterised by a mix of face brickwork and hanging tiles and upvc doors and windows.

To the south-west of the site is the rear garden with fields beyond, to the north-east of the site is the driveway to highway beyond, to the north-west of the site is close boarded fencing to neighbouring Glyden Brae beyond and to the south-east of the site is a brick wall to neighbour Five Acres beyond.

With regard to policy constraints, the site is not set within any defined settlement boundary and is within the countryside

APPLICATION DETAILS

The proposal would demolish the existing rear single storey element which measures at approximately measures 3.7m in depth, 4m in width with a height to eaves of 2.2m and an overall height of 3.55m.

The development proposal would extend the existing dwelling through a two storey rear (south-west) and side (north-west) extension. The proposed extensions would adjoin to the existing dwellings south-western corner and would measure at approximately 7.9m in maximum length, 10m in maximum width, 4.8m high to the eaves and 7m high to the ridge. Proposed external materials would comprise matching brickwork and tile hanging walls, a matching tiled roof and matching doors and windows.

The existing garage approximately measures 5.7m in depth, 3.7m in width with a height to eaves of 2.55m and an overall height of 5m.

The proposed garage would measure at circa 5.5m in length, 6m wide, have an eaves height of 2.7m and an overall height measuring at 4.8m. The proposed garage extension would be composed of matching brickwork walls as well as matching roof tiles.

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 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:

DP12: Protection and Enhancement of the Countryside

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

East Grinstead Neighbourhood Plan (Made November 2016)

Relevant Policies:

Policy EG2 - Areas of Development Restraint

Policy EG3 - Promoting Good Design

Policy EG12 - Car Parking

Mid Sussex District Plan 2021-2039 Consultation Draft

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 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:

DPS1 - Climate Change

DPS2 - Sustainable Design and Construction

DPC1 - Protection and Enhancement of the Countryside

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)

The National Planning Policy Framework (NPPF) 2024 is a material consideration. Paragraphs 2, 8, 11, 39, 48, 115-117, 131, 135, 139, 167 and 189.

ASSESSMENT

It is considered that the main issues that need to be considered in the determination of this application are as follows;

- Protection and Enhancement of the Countryside
- Design and Character
- Impact on Neighbouring Amenities
- Parking
- Biodiversity Net Gain

Protection and Enhancement of the Countryside

DP12 of the Mid Sussex District Plan states:

'The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:

- o *it is necessary for the purposes of agriculture; or*
- o *it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.'*

Given the domestic nature of the proposal within the existing dwellings established residential curtilage, the proposed development is considered to maintain the character of the countryside.

Due to the above, the proposal complies with DP12 of the Mid Sussex District Plan.

Design and Character

DP26 of the 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:

- 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 *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'*

EG3 of the East Grinstead Neighbourhood Plan states:

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

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

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.'

DG50 of the Mid Sussex Design Guide relates to front and side extensions and states:

'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.

Where front extensions are considered acceptable, they should normally be limited to a modest single storey or porch-type extension that reflect the character of the existing property. Where front extensions

are considered acceptable, they should normally be limited to a modest single storey or porch-type extension that reflect the character of the existing property.

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'.

The dwelling has had a number of unimplemented two storey side extensions approved, most recently DM/22/3204 which sought to extend the existing dwelling to both the side and the rear albeit at an extended width when compared to the current proposal. The previous application also featured two rear dormers to its rear roof pitch when compared to the three proposed under the current proposal.

The two-storey side extension element of the proposal is to be set back and subordinate in form to the host building and will be built in matching materials. It will be visible from the streetscene but will be built in matching materials to the existing dwelling. Whilst the proposed width will be larger than the previously approved scheme under DM/22/3204, it is still considered that the proposed development will not overly dominate the existing dwelling.

Principle DG51 of the Mid Sussex Design Guide 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 rear extension will not be visible from the street, it will be subservient and the use of matching materials to the existing dwelling will ensure that it relates in a sympathetic manner to the existing and surrounding dwellings. It is therefore considered to comply with policies DP26 of the District Plan and Mid Sussex Design Guide SPD.

Principle DG52 of the Mid Sussex Design Guide SPD relates specifically to roof extensions and states the following:

'loft conversion is a space efficient means of extending the amount of living accommodation in a dwelling. Roof accommodation is normally reliant on dormer windows and rooflights to provide light and ventilation. However, if they are out of scale or out of character with the roofscape and proportions of a dwelling they can have an adverse impact on the character of both the dwelling and the streetscape. The roof pitch and form are intrinsic to a building's character and roof extensions should be sensitive to this. Roof extensions and dormer windows that alter the existing ridge of the roof or significantly alter the roof profile of a building will not normally be acceptable, particularly on the front roof slope, and where there is a strong established roofline. Where a clear rhythm of fenestration is established, the position and proportion of dormer windows should respond to existing windows and / or doors'.

Modest gabled roof enlargements are proposed at the front and rear elevations, they do not dominate the roofscape given their modest width and have a similar visual appearance of the existing dwelling. Coupled with this, they have a clear relationship with windows and doors on the ground floor. As such, the proposal is not considered to be harmful to the appearance and character of the area.

The proposed garage would be increased to the same size as previously proposed under the approved scheme DM/22/3204.

The proposal is therefore considered to comply with Policy DP26 of the District Plan, Policy EG3 of the East Grinstead Neighbourhood Plan and the relevant principles of the Mid Sussex Design Guide SPD.

Impact on Neighbouring Amenities

In terms of impact upon 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);'*

The threshold for the related policy within the East Grinstead neighbourhood Plan EG3 sets a higher bar to development than the district plan, it 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 overlooking, DM/16/2163 stated that the extension is to be set back from the mutual boundary by approximately 1.5 metres and is set well away from the dwellinghouse on the neighbouring property. Whilst a small amount of shadowing may occur to a small part of the neighbouring garden at certain times of the year, this impact will not result in significant harm. The side extension now proposed is slightly further away from the mutual boundary (circa 2m) than the previous approved extensions.

There are no side facing windows in the new extension but there is a new window at first floor level in the front elevation looking towards the neighbour. This serves bedroom 5. The distance from this window to the rear of the neighbouring property is approximately 25 metres. The generally accepted minimum back to back distance between habitable windows of neighbouring properties to prevent significant overlooking is 21 metres. The proposed relationship is in excess of this minimum distance and is no different to the relationship granted by virtue of the four previous permissions on this site. The proposal therefore complies with DP26 of the Mid Sussex District Plan and EG3 of the East Grinstead Neighbourhood Plan in terms of neighbouring amenities.

Parking

As a new bedroom is proposed, parking standards must be assessed.

East Grinstead Neighbourhood Plan contains Policy EG12 which is relevant in the determination of this application, which states:

'Policy EG12 - Car Parking Planning permission will only be granted where vehicle-parking provision, including cycle parking, is in accordance with West Sussex County Council adopted parking standards and it does not dominate the street scene. In exceptional circumstances, a departure from the adopted standards will be supported if the applicant can demonstrate specific local circumstances require a different level of parking provision, including as a result of the development site's accessibility to public transport, shops and services, highway safety concerns and local on-street parking problems. For this to be accepted a Transport Assessment will be required together with a set of proposals to justify this alternative provision'.

Principle DG19 of the Mid Sussex Design Guide which whilst related to new development layout states: *'Off-street parking in front of houses should normally be avoided. This is likely to result in environments dominated by hard surfaces and generates greater face to face building distances leading to weaker street enclosure unless combined with taller building frontages'*. Whilst the proposed does not particularly comply with this principle, the principle relates primarily with new developments in which the parking and garaging arrangements can be controlled.'

West Sussex County Council Guidance on Parking at New Developments - August 2019 requires a 5-bed house in this area of the district to have provision for 2.7 off road parking spaces. The property benefits from existing off-road spaces for at least 3 cars within the driveway and proposed garage. Therefore, in this case this the proposed complies with District Plan Policy DP21 and Policy EG12 of the East Grinstead Neighbourhood Plan, and therefore the application is recommended for approval.

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 appropriate in terms of design and will not negatively impact on the host dwelling and will not harm neighbouring amenities.

The proposal will comply with Policies DP12, DP21 and DP26 of the District Plan, Policies EG2, EG3 and EG12 of the East Grinstead Neighbourhood Plan, the MSDC Design Guide and the requirements of the NPPF.

Decision: Permission

Case Officer: Stefan Galyas