

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0297	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Single storey rear and side extension for a larger living/kitchen area. Removal of existing conservatory and existing footprint used for a consolidation of extensions.		
Site:	13 Grange Road, Crawley Down, Crawley, West Sussex, RH10 4JT, , ,		
Validation Date	6 Feb 2025	Overall Expiry Date:	1 Apr 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	22 Apr 2025
Target Date:	3 Apr 2025	Recommending Officer Signature:	<i>Catherine Cardin</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	22 Apr 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0297

**13 Grange Road, Crawley Down, Crawley, West Sussex, RH10 4JT, ,
Single storey rear and side extension for a larger living/kitchen area. Removal of existing conservatory and existing footprint used for a consolidation of extensions.
Mrs Stacey Mitchell**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Southern Water

No objection.

PARISH COUNCIL OBSERVATIONS

Defer to Officer.

INTRODUCTION

Planning permission is sought for a single storey rear and side extension.

RELEVANT PLANNING HISTORY

WP/019/80- Two storey side extension to dwellinghouse. Permission.

WP/187/82- Ground floor extension and re-positioning of garage with new access to road at rear of site. Permission.

WP/120/86- Conversion of roof space to living accommodation with roof lights and dormer window. Permission.

WP/075/97- Erection of front porch. Permission.

10/02567/FUL- Single storey front and side extensions and rear conservatory. Permission.

SITE AND SURROUNDINGS

13 Grange Road is a two-storey semi-detached property. It is constructed of red brick, with a plain tile roof and white uPVC windows. The property has been previously extended and benefits from a rear ground floor extension, a loft conversion, and a conservatory. The property also benefits from an outbuilding to the rear of the property.

The application property is located within the built-up area of Crawley Down. Neighbouring properties are located to the west and east, whilst the highway is located to the north and south.

APPLICATION DETAILS

Planning permission is sought for a single storey extension to the side and rear of the dwelling. It would replace the single storey rear extension and conservatory and connect to an existing side projection.

Overall, the extension is to be some 3.4 metres deep and would span the width of the house. It would have a pitched roof design, incorporating a gable feature, that would measure approximately 3.9 metres in height and a height to the eaves of some 2.4 metres. It is proposed that this would be used as a dining area. This would have four new rooflights on the side (western) elevation. It is also proposed to install sliding doors on the rear (northern) elevation.

The proposal includes the removal of a door on the side (western) elevation and to install a new door and windows on the front elevation.

All materials proposed are to match the existing.

Finally, plans show it is proposed to remove the existing chimney.

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 Crawley Down 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 - Design and Character

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

The Crawley Down Neighbourhood Plan was made in 2016.

Relevant policies:

Policy CDNP04 - 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 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:

DPS2 - Sustainable Design and Construction

DPS6 - Health and Wellbeing

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

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 neighbouring properties
- Biodiversity Net Gain

Design and character

Policy DP26 of the Mid Sussex 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 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 DP29);*
- 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 CDNP04 of the Crawley Down Neighbourhood Plan states that:

Building extensions will be permitted provided they are in accordance with the Neighbourhood Plan and meet the following criteria:

- a) *The scale, height, and form of the extension should be subservient to the existing building, and should be in character with the street scene. Where appropriate, special regard should be had to sustaining and enhancing the setting and features of heritage assets and the Areas of Townscape Character.*
- b) *The traditional boundary treatment of an area is retained and where feasible reinforced.*
- c) *Suitable access and on-site parking is provided without detriment to neighbouring properties.*
- d) *Amenities such as access, noise, privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.*
- e) *Gaps which provide views out of the village to surrounding countryside are maintained.*
- f) *Materials are compatible with materials of existing/surrounding buildings.*

The Mid Sussex Design Guide SPD also provides advice for extensions to dwellings. Principle DG49 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.'

In relation to side extensions, principle DG50 states:

'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.'

In terms of rear extensions, principle DG51 states that where they

'...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 an established residential area of Crawley Down, where properties are a variety of ages and designs.

The proposed rear extension would be of a design, form and scale that would appear in proportion and appropriate to the character of the existing dwelling. The rear extension would be obscured from public views by the existing front and side extension which would be retained.

The proposed side extension is modest and would consolidate the existing side and front extension with the proposed rear extension. This design would allow the addition to be subservient to the original dwelling. As the proposed side extension does not increase the footprint of the existing property and would not be visible from the street, it is considered that it would respond appropriately to the existing street form and it is therefore not considered harmful to the streetscene.

Taking into account the above, the proposal is 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, and principles DG49, DG50 and DG51 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);'

To the eastern side of the site is 14 Grange Road, where there is an existing hedge boundary. It is proposed to increase the maximum height of the new addition to some 3.2 metres. As the proposed extension would not be as deep as the existing rear extension, it is not considered that the proposal would cause a significant loss of light to this neighbour. As the footprint of the rear extension is being reduced slightly, it is not considered that the proposal would be harmful to the outlook of this neighbour.

To the western side of the site is 12 Grange Road, where the neighbour is set back from the shared boundary by approximately 1 metre. It is proposed to increase the maximum height of the addition to some 3.9 metres. As the roof on the western side of the extension would slope away from No. 12, it is not considered that the proposal would cause a significant loss of light to this neighbour. In addition, as the footprint extension is being reduced slightly, it is not considered that the proposal would be harmful to the outlook of this neighbour.

No new windows are proposed on either side elevations of the rear extension, and as such it is not considered that the proposal would cause any significant overlooking concerns to either neighbour.

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, nor the character of the area, and will not harm neighbouring amenities.

The proposal would therefore accord with the requirements of policy DP26 of the Mid Sussex District Plan, policy CDNP04 of the Crawley Down Neighbourhood Plan, the Mid Sussex Design Guide SPD and the relevant provisions of the NPPF.

Decision: Permission

Case Officer: Catherine Cardin