

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1856	Case Officer:	Peter Davies
Application Type:	Householder Application		
Proposal:	Construction of garage on the existing front driveway.		
Site:	Silverlea, Turners Hill Road, Crawley Down, Crawley, West Sussex, RH10 4HA, ,		
Validation Date	17 Aug 2026	Overall Expiry Date:	9 Sep 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Refusal	Recommendation Date:	12 Oct 2026
Target Date:	12 Oct 2026	Recommending Officer Signature:	Peter Davies

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
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Signed and Agreed By:	Steven King	Date:	12 Oct 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1856

**Silverlea, Turners Hill Road, Crawley Down, Crawley, West Sussex, RH10 4HA,
Construction of garage on the existing front driveway.
Mr Nathan Buckett**

SUMMARY OF REPRESENTATIONS

1 letter of representation has been received in support of the proposal.

PARISH COUNCIL OBSERVATIONS

Worth Parish Council objects to this application, The Parish Council considers that the proposed garage would be located forward of the established building line of the existing dwelling and would therefore appear unduly prominent within the street scene. The development is out of keeping with the character and appearance of neighbouring properties, which generally maintain a consistent building line.

INTRODUCTION

The application seeks planning permission for a proposed detached garage to the front of the dwelling.

RELEVANT PLANNING HISTORY

No relevant history.

SITE AND SURROUNDINGS

The application property is a detached chalet bungalow located on the east side of Turners Hill Road, within the built-up area boundary of Crawley Down.

The dwelling has a pitched roof with a front dormer and is constructed from brick and render with plain roof tiles and brown fenestration. The dwelling is set back from the highway with off street parking to the front. The locality consists of bungalows and chalet bungalows of a similar form with varying design set back from the highway. Further north of the site includes two storey dwellings of varying scale form and design. To the east of the site is woodland and countryside as defined by the Mid Sussex District Plan.

APPLICATION DETAILS

The application seeks planning permission for a proposed detached garage located on the south west corner of the plot facing northeast. The garage will have a width and depth of 3.60 metres and 5.60 metres. The garage will have a pitched roof with an eaves height of 2.33 metres and an overall height of 2.59 metres. The garage will be externally clad in horizontal timber boarding with dark grey roofing sheets.

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 - 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.

Relevant policies:

No relevant policies

Crawley Down Neighbourhood Plan (adopted January 2016)

Relevant policies:

CDNP04.1 - Building 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 is currently at Examination with initial hearings held in February/March 2026. The Council has consulted on Main Modifications which are required to ensure the plan is legally compliant and sound with further Hearings taking place in November 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:

DPS2 - Sustainable Design and Construction

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) (August 2026)

National Planning Policy Guidance

ASSESSMENT

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

- Character and Design
- Neighbouring Amenities
- Biodiversity Net Gain

Design and Character

Policy DP26 of the District Plan relates to character and design. However, this policy is considered to have very limited weight as it is materially inconsistent with the NPPF, and greater weight should be given to policy DP3 of the NPPF.

Policy DP3 of the NPPF sets out the key principles for well-designed places. This sets out in part that proposals should respond to their context, so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets.

The Parish Council have objected to the proposal for being forward of the established building line and be prominent within the street scene with the development being out of keeping with the character and appearance of the area.

The site forms part of a line of dwellings set well back from the highway along Turners Hill Road with a mixture of open frontages, low level fencing and hedging. The proposed garage would be located within close proximity to the front boundary adjoining the highway and forward of the principal elevation and the established building line of the neighbouring dwellings. The location of the garage would therefore break the established building line by introducing new development close to the highway.

The garage would measure 3.6 metres by 5.6 metres and of a modest height of 2.59 metres, constructed from horizontal timber cladding and facing towards the dwelling. It would result in a blank elevation facing the street scene giving rise to a utilitarian appearance and would appear incongruous within the street scene. The proposal would therefore have a harmful impact on the character of the area as a result of the proposed prominent location. Additionally given its forward siting and proximity to the highway, the garage would have a significant visual presence within the street scene of Turners Hill Road.

Therefore, the proposal would fail to respond positively to its context and would result in unacceptable harm to the character and appearance of the site, street scene and surrounding area. The proposal is therefore contrary to Policy DP3 of the NPPF and policy DP26 of the Mid Sussex District Plan.

Neighbouring Amenities

Policy DP26 in part seeks to ensure that new development does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings. Policy CDNP04.1 of the Neighbourhood Plan requires amenities to be safeguarded. It is considered that these policies have very limited weight due to the publication of the NPPF and greater weight should be given to policies L2 and P3 of the NPPF.

Policy L2 of the NPPF relates to making effective use of land. Part L2(1dii) requires proposals to have '*acceptable living standards for residents and neighbours in terms of access to daylight, sunlight, privacy and external amenity space*'.

Policy P3 of the NPPF relates to living conditions and pollution. Part 2(b) of this policy requires proposals '*Not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers, or unacceptable levels of air, noise, artificial light, water, soil or other forms of pollution on or beyond the site*'.

The proposed garage is located approximately 0.75 metres from the shared boundary with St Anthony to the south. The garage would be located on the front drive adjoining the driveway of the neighbouring property and would therefore not cause unacceptable harm to neighbour amenities.

The garage would be approximately 6.0 metres from the north side boundary with Eastwood and would therefore not cause unacceptable harm. The front faces onto the street scene woodland beyond.

The proposal is therefore considered to comply with the above-mentioned parts of policies L2 and P3 of the NPPF, policy DP26 of the District Plan and CDNP04.1 of the Neighbourhood Plan in respect of its impact on neighbouring amenities.

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

The proposal would be acceptable in terms of neighbour amenity. However the proposed detached garage, by reason of its prominent siting to the front of the site, and proximity to the public highway, would appear as an incongruous and visually intrusive feature within the street scene. The proposal would therefore have a harmful impact on the character of the area. As such, the proposal would be contrary to policy DP3 of the NPPF, policy DP26 District Plan, and permission should be refused.

Decision: Refusal

Case Officer: Peter Davies