

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0531	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Proposed first floor extension to side of house.		
Site:	Little Orchard, Sandy Lane, East Grinstead, West Sussex, RH19 3LP, , ,		
Validation Date	28 Feb 2025	Overall Expiry Date:	27 Mar 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	25 Apr 2025
Target Date:	25 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>Stephen Ashdown</i>	Date:	25 Apr 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0531

**Little Orchard, Sandy Lane, East Grinstead, West Sussex, RH19 3LP, ,
Proposed first floor extension to side of house.
Mr Andrew Sharp**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

None received.

PARISH COUNCIL OBSERVATIONS

No comment.

INTRODUCTION

Planning permission is sought for a first-floor single storey side extension.

RELEVANT PLANNING HISTORY

GR/089/76- Extension to living room with bay window. Permission.

GR/129/84- Extension to living room. Permission.

GR/065/99- Single storey front entrance porch extension. Permission.

SITE AND SURROUNDINGS

Little Orchard is a two-storey detached dwelling. It is constructed of red brick, with grey uPVC windows to the front and side elevations, and white uPVC windows to the rear first floor elevation. The property has a plain tile roof and pebble dash cream render, with mock Tudor timber work to the front first floor elevation. The property has a projecting balcony to the rear elevation at first-floor level. The property has been extended several times and benefits from a single storey side extension and an extension to the living room on the front elevation. The property benefits from a front, side and rear garden.

The property is located within the built-up area of East Grinstead. The properties along Sandy Lane are positioned on gently sloping ground level. Neighbouring properties are located to the east, west and north. The highway is located to the south.

APPLICATION DETAILS

Planning permission is sought for a first-floor single storey side extension on top of an existing single storey side extension. This would measure some 8.9 metres in width and some 4.9 metres in depth. The extension would have a gabled roof, with a height to the ridge of some 7.3 metres and a height to the eaves of some 5.1 metres. This is proposed to be used as a bedroom and bathroom. It is also proposed to install a Juliette balcony at first-floor level on the northern rear elevation. The extension would be finished in materials to match the existing dwellinghouse.

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 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:

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 in 2016.

Relevant policies:

EG3: Promoting Good Design

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 EG3 of the East Grinstead Neighbourhood Plan contains a similar ethos and 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 anti-social behaviour; and
h) Proposals make provision for green infrastructure and biodiversity enhancement. Due to infrastructure constraints within the town, all new development proposals, which generate a net increase in traffic (excluding householder applications), will be required to contribute towards improving the walking and cycle network related to the development and be of a recognised acceptable standard'.

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 terms of side extensions, principle DG50 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.

The application relates to an established residential area of East Grinstead, where properties are loose knit and are a variety of ages and designs.

The proposed single storey extension is considered to be of an appropriate scale and design which responds appropriately to the existing dwelling and creates a more balanced appearance. The addition would be set back from the front elevation, which allows it to appear subservient to the main dwelling. It is considered that the gable roof design on the rear elevation coordinates well with the existing property. As the proposal includes materials to match the existing, it is considered that the development would provide a consistent finish.

As the application relates to a first-floor extension, it would be visible from the street scene. The works would take cues from the character of the surrounding area and would not close an important view or gap, so it is considered that the proposal would not have a harmful impact on the street scene.

Considering 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 principle DG49 DG50 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 DP29);'

Regarding the neighbour at The Bungalow to the east, the proposal would be visible.

Given the arrangement of the properties and the substantial distance of over some 17 metres from the development, it is not considered that the proposed extension would cause a loss of light to this neighbour. In terms of outlook, although the addition would be visible from the neighbouring property, it is not considered that the proposal would cause significant harm to its amenities due to the distance between this neighbour and the extension. As no windows are proposed on the eastern side elevation, it is not considered that this proposal would give rise to any overlooking concerns.

Regarding the neighbour at Dalsand, as the proposal would be screened from this neighbour by the application property itself, it is not considered that there would be any harm to the amenities of this neighbour.

Due to the domestic nature of the proposed development, it is considered that there would not be a harmful impact in terms of noise, air and light pollution.

It is therefore considered that the proposal would not cause harm to the amenities of neighbouring properties. The proposal is therefore deemed to accord with the above part of policy DP26 of the District 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

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 EG3 of the East Grinstead Neighbourhood Plan, the Mid Sussex Design Guide SPD and the relevant provisions of the NPPF.

Decision: Permission

Case Officer: Catherine Cardin