

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1767	Case Officer:	Peter Davies
Application Type:	Householder Application		
Proposal:	Proposed part single, part two storey side / rear extension		
Site:	63 Heathcote Drive, East Grinstead, West Sussex, RH19 1NB, , , ,		
Validation Date	20 Jul 2026	Overall Expiry Date:	12 Aug 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	11 Sep 2026
Target Date:	14 Sep 2026	Recommending Officer Signature:	<i>Peter Davies</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	11 Sep 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1767

**63 Heathcote Drive, East Grinstead, West Sussex, RH19 1NB, , ,
Proposed part single, part two storey side / rear extension
Mr John Warburton**

REPRESENTATION RECEIVED

None received.

TOWN COUNCIL OBSERVATIONS

No Comment.

INTRODUCTION

The application seeks planning permission for a part single, part two storey rear extension.

RELEVANT PLANNING HISTORY

GR/118/77 - Additional bedroom over utility room. Permission

GR/122/94 - Extension at first floor level to provide additional bedroom. Permission

SITE AND SURROUNDINGS

The application property is a detached two storey dwelling located on the south side of Heathcote Drive, within the built-up area boundary of East Grinstead.

The application property has a hipped roof with a catslide on the east side and is constructed from brick with plain roof tiles and white uPVC fenestration. The dwelling is set back from the highway with off street parking to the front. the locality is characterised by detached and semi-detached dwellings of a similar design, with many benefiting from previous extensions along the southern side of Heathcote Drive. The north side of Heathcote Drive consists of detached and semi-detached bungalows of a similar design and form.

APPLICATION DETAILS

The application seeks planning permission for a part single, part two storey rear extension. The extension will have a depth of 3.50 metres with the two storey part being on the eastern side and the single storey part being central to the rear elevation. The single storey part will have a width of 3.0 metres and the two storey part a width of 3.4 metres with an overall width of 6.60 metres. The single storey part will have a dual pitched roof sloping into the corner and have an eaves height of approximately 2.70 metres and an overall height of 3.80 metres. The two storey extension will have a hipped roof with an eaves height of approximately 5.30 metres and an overall height of 6.70 metres. The extension will have windows on the rear elevation at both ground floor and first floor level with bifold doors on the side.

A door is to be added on the east side of the existing dwelling to serve a utility room and an obscure glazed window is to be added at first floor level to serve and ensuite bathroom.

The extension will be constructed from brick and plain roof tiles to match the existing dwelling.

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.

East Grinstead Neighbourhood Plan (made November 2016)

Relevant policies:

EG3 - Promoting Good Design

Other Material Considerations

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 is currently at Examination with initial hearings held in February/March 2026. The Council is consulting on Main Modifications which are required to ensure the plan is legally compliant and sound. 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:

DPS1 - Climate Change

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.

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 District Plan relates to character and design. In addition, policy EG3 of the East Grinstead Neighbourhood Plan has a similar ethos. However, these are considered to have very limited weight as they are 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 Council's adopted Design Guide is a material consideration in the determination of the application. Chapter 9 of the Design Guide relates to household extensions. Design Principle DG49 states that extensions should respond to the design of the original dwelling and applicant will be expected to demonstrate how local character has informed the design proposal.

Design Principle DG51 relates to rear extensions and states that rear extensions that are not visible from the street and do not negatively impact on neighbouring properties can be expressed in many forms, but should consider the character of the existing building and the relationship to adjacent buildings and gardens.

The proposed extension is of an acceptable scale, form and design to the character of the dwelling and the area. The extension is subservient to the main dwelling which coordinates with the scale, form and massing of the original dwelling. The extension will not be visible from the street scene and will be constructed from materials to match the existing dwelling. Two storey extensions can be found within the surrounding area including at the adjoining property no. 61 Heathcote Drive approved in application DM/26/0236.

Therefore, the application is considered to comply with the above part of policy DP3 of the NPPF, policy DP26 of the District Plan the Mid Sussex Design Guide.

Impact on neighbouring properties

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 EG3 of the Neighbourhood Plan seeks to ensure that development should "not harm" adjoining neighbours. It is considered that these policies have very limited weight as they are considered to be materially inconsistent with the NPPF and consideration 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 extension would be 1 metre from the shared boundary with no. 61 Heathcote Drive to the south east with the boundary marked by close board fencing. No. 61 is approximately 1 metre from the shared boundary. The extension is 2 storey and may result in some loss of light to the neighbouring property, the dwellings are south west facing with the application property on the north west side and it would therefore not result in unacceptable harm to neighbour amenity in terms of loss of light. The extension would have windows facing into the application property rear garden. The single storey part of the extension would be approximately 5 metres from the shared boundary with no. 65 to the north west with the two storey part of the extension approximately 8.0 metres.

The proposed window at first floor level on the east side is to serve an ensuite bathroom and will be obscure glazed. A suitably worded condition can ensure that the window remains obscure glazed to avoid overlooking.

It is therefore considered that the proposal will not result in unacceptable harm to neighbour amenities and therefore considered to comply with the above-mentioned parts of policies L2 and P3 of the NPPF and policy DP26 of the District Plan and policy EG3 of the 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

In conclusion, the proposal is considered to be acceptable in terms of design, scale and form to the dwellinghouse and locality and would not cause unacceptable harm to the amenities of neighbouring residents. Therefore, the application complies with policies DP3, L2, P3 of the NPPF, policy DP26 of the Mid Sussex District Plan and Policy EG3 of the East Grinstead Neighbourhood Plan and is considered acceptable.

Decision: Permission

Case Officer: Peter Davies