

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1280	Case Officer:	Deborah Lynn
Application Type:	Householder Application		
Proposal:	Proposed part single storey, part two storey rear extension. Loft conversion with rear facing dormer and rooflight on front roof slope. Raised decked area to rear, with storage underneath.		
Site:	5 Coombe Cottages, Bluebell Lane, Sharpthorne, East Grinstead, West Sussex, RH19 4PF, ,		
Validation Date	21 Jul 2026	Overall Expiry Date:	12 Aug 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	14 Sep 2026
Target Date:	15 Sep 2026	Recommending Officer Signature:	Deborah Lynn

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	15 Sep 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1280

**5 Coombe Cottages, Bluebell Lane, Sharpthorne, East Grinstead, West Sussex, RH19 4PF,
Proposed part single storey, part two storey rear extension. Loft conversion with rear facing
dormer and rooflight on front roof slope. Raised decked area to rear, with storage underneath.
Mr And Mrs Ashley And Victoria Pinney**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Southern Water

No objections to the proposal.

WEST HOATHLY PARISH COUNCIL OBSERVATIONS

West Hoathly Parish Council has no objections to DM/26/1280 - 5 Coombe Cottages

INTRODUCTION

This application seeks planning permission for a part single, part two storey rear extension and a loft conversion with rear facing dormer and rooflight to front roof slope. A raised decked area with storage underneath is also proposed to the rear.

RELEVANT PLANNING HISTORY

There are no previous applications deemed relevant.

SITE AND SURROUNDINGS

No. 5 Coombe Cottages is a semi-detached period dwellinghouse located within a row of similar properties on a private lane to the west of Station Road in Sharpthorne. The property has a two storey outrigger to the rear and benefits from a long garden, with land levels falling to the southeast. On street parking lies to the front of the property.

In terms of planning policy, the property lies within the built up area of Sharpthorne, the High Weald Area of Outstanding Natural Beauty (AONB) and a Great Crested Newt red impact zone. Bluebell Lane also serves as a public bridleway (route no. 43WH).

APPLICATION DETAILS

Plans show that a part two storey, part single storey extension is proposed to the rear of the dwellinghouse, wrapping around and extending the width of the existing outrigger. The two storey extension will be sited to the side of the outrigger and is shown to measure approximately 3 metres deep by 1.42 metres wide and a maximum of 5.9 metres high where it adjoins the existing gable pitched roof, with an eaves height of 4.9 metres proposed. The extension will allow the first floor layout of the dwellinghouse to be reconfigured, with an enlarged bedroom provided.

A ground floor extension is proposed to the rear of the extended outrigger; this is shown to measure 2.85 metres deep by 3.7 metres wide and 3.7 metres high with a mono pitched roof with 2 no. roof lights. The

ground floor extension will adjoin an existing ground floor addition to the rear of no. 6 Coombe Cottages and will provide an enlarged kitchen / dining area.

Plans show that a replacement ground floor window, new ground floor window and 2 no. first floor windows are also proposed to the northeastern flank wall of the dwellinghouse, as well as a roof light to the roof slope of the outrigger.

A raised decked area is proposed to the rear of the extension, measuring a maximum of 2.2 metres deep and offset at an angle to the extension. This decking will be sited approximately 1 metre above the ground and will allow a storage area to be created underneath.

Plans show that the existing roof space will also be converted and extended to form a bedroom and office space, with a roof light proposed to the front roof slope and a dormer window to the rear roof slope; this will measure approximately 1.7 metres high by 2 metres wide and a maximum of 2.2 metres deep.

The extensions will be finished with facing brickwork and a plain tiled roof to match the existing dwellinghouse whilst the dormer window will be clad with plain tiles. White upvc windows are proposed.

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 West Hoathly 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:

DP16 High Weald Area of Outstanding Natural Beauty
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.

West Hoathly Neighbourhood Plan

The Neighbourhood Plan was made on the 16th April 2015.

There are no relevant policies.

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 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:

DPS2 sustainable design and construction
DPS6 health and wellbeing
DPC4 High Weald Area of Outstanding Natural Beauty
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)

Policy S3 of the NPPF concerns the presumption in favour of sustainable development and advises that policy S4 in this Framework should be applied when considering development proposals within settlements.

Policy S4 states in part that '*development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.*'

High Weald Area of Outstanding Natural Beauty Management Plan 2024-2029

ASSESSMENT

The main issues deemed relevant to the consideration of this application are:

- Design and impact on character of area;
- Impact upon High Weald AONB;
- Impact on neighbouring amenities.

Design and impact on character of area

Policy DP26 of the District Plan relates to character and design and requires all proposals, including alterations and extensions, to be well designed. However, this policy has 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 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 typically use simple, uncomplicated building forms to complement and coordinate with the scale, form and massing of the original dwelling.'

DG51 relates specifically 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.

DG52 concerns loft conversions and roof extensions and advises in part that dormer windows and roof lights, if out of scale with the roof scape and proportions of a dwelling can have an adverse impact on the character of the dwelling and streetscape. Further guidance is set out under sections 6.3.5 to 6.3.8 of the Design Guide.

The proposed two storey rear extension will widen the existing outrigger, following the line of the existing gable pitched roof and falling in line with the flank wall of the dwellinghouse. The ground floor extension with shallow pitched roof will fall in line with an adjoining ground floor extension at no. 6.

Complementary materials should ensure that the additions blend in with the existing dwellinghouse. As such, the proposed extensions are considered appropriate in terms of design, form and scale to the existing dwellinghouse, reflecting its period character.

Likewise, the proposed dormer window to the rear roof slope is considered proportionate in scale, being sited below the ridgeline of the roof and well above the eaves with space either side. A number of extensions and additions, including dormer windows, have been added to the rear of surrounding properties and in this context, the proposal is not considered out of keeping with the character of the area.

The raised decking area is also reflective of the area, due to the fall in land levels to the rear.

In view of the above, the proposed development is considered to accord with policy DP26 of the District Plan and policy DP3 of the NPPF.

Impact upon High Weald AONB

The property lies within the High Weald Area of Outstanding Natural Beauty (AONB).

The legal framework for AONBs, (also known as National Landscapes) in England and Wales is provided by the Countryside and Rights of Way Act (CRoW) 2000 which at Section 82 reaffirms the primary purpose of AONBs: to conserve and enhance natural beauty. Section 84 of the CRoW requires Local Planning Authorities to 'take all such action as appears to them expedient for accomplishment of the purpose of conserving and enhancing the natural beauty of the AONB'. The Levelling-up and Regeneration Act (2023) amended section 85 of the CRoW Act, to create a new duty on relevant authorities to 'seek to further the purpose of conserving and enhancing the natural beauty of the area' when discharging their functions in AONBs'. A similar ethos can be found within The High Weald Area of Outstanding Natural Beauty Management Plan which is a material consideration in the determination of planning applications in the AONB.

District Plan policy 16 concerns the High Weald AONB and requires proposals within the AONB to conserve or enhance natural beauty and have regard to the High Weald AONB Management Plan. However, this policy has very limited weight as it is materially inconsistent with the NPPF. More weight is given to NPPF policy N4 which concerns protected landscapes and states in part that:

'1. Development proposals within Protected Landscapes should be limited in scale and extent and sensitively located and designed to avoid harm to the statutory purposes and special qualities of the Protected Landscape. Substantial weight should be placed on the importance of conserving and enhancing the natural beauty of these areas, and to conserving and enhancing wildlife and cultural heritage in National Parks and the Broads...'

The proposed extensions are considered proportionate in scale to the existing dwellinghouse and surrounding properties and should appear subservient to the dwellinghouse. Given the property's location within the built up area of Sharphorne, it is not considered that the proposed extensions would appear obtrusive within the wider landscape.

The natural beauty of the High Weald AONB should therefore be conserved in accordance with District Plan policy DP16 and NPPF policy N4.

Impact on amenity

Policy DP26 of the District Plan refers to amenity and states that development proposals should not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings. It is considered that this policy has very limited weight as it is materially inconsistent with the NPPF and more 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: 1.d. ii 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 P3: 2.b of this policy requires proposals to *'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 two storey extension will be sited adjacent to no. 4 Coombe Cottages which has been extended to the rear with a ground floor extension and dormer window (both approved under planning permission DM/15/3599). A high-level window has been installed in the flank wall of the ground floor extension, adjacent to no. 5, whilst a first-floor bedroom window in the rear wall is also likely to be affected by the proposal. The dwellinghouse at no. 4 sits at a slight lower level to no. 5.

The proposed extensions to no. 5 will be sited to the southwest of the dwellinghouse at no. 4 and therefore are likely to impact sun light levels to the property later in the day, however the property at no. 4 should still benefit from good sun light levels throughout the day. To ascertain potential impact upon diffuse skylight levels to a neighbouring property, the BRE Trust recommend a 45 degree approach / guideline that can be applied as a rule of thumb. This recommends that a diagonal line is drawn at a 45 degree angle from the near top corner of the extension (as shown on the elevational drawing) towards the ground together with a 45 degree angle taken from the outer corner of the extension (as shown on the floor plan) back towards the affected window. If the centre of the affected window falls within the extension side of both diagonal lines, then the window would be likely to experience a significant reduction in skylight.

In this instance, the adjoining first floor window at no. 4 would fall outside the diagonal line taken from the top corner of the two storey extension down and marginally outside the diagonal line taken from the outer corner of the two storey extension as shown on the floor plan, indicating that the proposal would not have a significant impact upon light levels to the first floor bedroom window.

As a high-level side window to the existing extension at no. 4 serves a garden room which is also served by a large set of glazed doors to the rear, it is not considered that light levels to this room should be affected to an unacceptable degree.

Nor is it considered that the proposed works at no. 5 would cause overlooking onto no. 4. The two first floor windows proposed to the northeastern flank wall are shown to be obscure glazed to prevent overlooking, although there are no windows located in the southwestern flank wall of no. 4 that could be impacted. The proposed roof light to the outrigger would be sited high above the finished floor level of the bedroom in which it is located, such that it should not cause overlooking.

Due to the fall in land levels to the rear of properties on Bluebell Lane, there is a degree of overlooking between rear gardens. However, due to the existing rear extension at no. 4, it is not considered that the proposed decking area would result in undue overlooking onto the garden at no. 4. However, the decked area would project beyond the rear extension at no. 6 and may be likely to cause overlooking directly on to no. 6. Proposed elevational drawings show that a solid privacy screen / fence panel will be installed adjacent to the boundary with no. 6, to prevent undue overlooking. A condition can be imposed requiring this to be installed prior to the decked area being brought into use, and to be retained in perpetuity.

Subject to condition, it is not considered that the proposal would have an unacceptable impact upon neighbouring amenities in terms of affecting light levels, outlook or privacy. The proposal therefore accords with policies DP26 of the District Plan and L2 and P3 of the NPPF.

Other matters

Great Crested Newts

The site lies within a designated Great Crested Newt Red Impact Risk Zone which indicates that there is a high risk of Great Crested Newts on the site. Having regard to the residential nature of the proposal and scale of the development, it is not considered that the proposal would have any impact upon newts or their habitat. However, an informative can be attached to the planning consent to advise the applicant on action to be taken should Great Crested Newts be found during construction works.

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 proposed development is deemed acceptable in terms of design, form and scale to the existing dwellinghouse and surrounding properties such that it should not detract from the character and appearance of the area. The wider landscape and scenic beauty of the High Weald AONB should be conserved. Nor should the proposal cause unacceptable harm to neighbouring properties in terms of affecting light levels, outlook or privacy. The proposal therefore accords with policies DP16 and DP26 of the Mid Sussex District Plan and policies S3, S4, DP3, N4, L2 and P3 of the NPPF.

Decision: Permission

Case Officer: Deborah Lynn