

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0933	Case Officer:	Rachel Richardson
Application Type:	Householder Application		
Proposal:	Double storey side extension.		
Site:	57 The Meadow, Copthorne, Crawley, West Sussex, RH10 3RQ, , ,		
Validation Date	4 Apr 2025	Overall Expiry Date:	30 Apr 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	3 Jun 2025
Target Date:	30 May 2025	Recommending Officer Signature:	<i>Rachel Richardson</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	3 Jun 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0933

**57 The Meadow, Copthorne, Crawley, West Sussex, RH10 3RQ, ,
Double storey side extension.
Ms Briony Hodge**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Southern Water: No objection.

TOWN/PARISH COUNCIL OBSERVATIONS

Worth Parish Council defers to Officer.

INTRODUCTION

Permission is sought for a two storey side extension following demolition of a garage.

RELEVANT PLANNING HISTORY

12/01927. Single storey side extension and pitched roof over single storey front projection. Permission 27.07.2012

AP/11/0019. Two storey side extension and first floor front extension following demolition of garage. Part allowed and part dismissed.

10/03616. As above. Refused 27.01.2011

SITE AND SURROUNDINGS

The application site is a corner plot centrally positioned within The Meadow. The application site comprises a two storey detached property, which is set back within its plot behind a hard surfaced front garden. The property benefits from single storey extensions at the front and side and has cream painted rendered walls with brick quoin detailing. It has a concrete roman tiled roof and white Upvc Georgian style windows.

The rear garden, to the northern side of the property is terraced to reflect the levels sloping uphill. The southern boundary comprises a 1m high post and rail fence with a 2m high fence to the eastern side of the plot. The western boundary treatment is defined by a 1.8m high panelled fence.

There are semi detached bungalows located to the west and two storey semi detached houses to the east, and southern sides of the application site.

APPLICATION DETAILS

The application proposes the construction of a two storey side extension which would sit on the footprint of the garage. The proposed extension measures 3m wide by 6m deep and would be set in from the front and rear elevations of the existing part of the house it would adjoin. The proposed extension would have the same eaves height as the existing house and a hipped roof set below the existing main ridgeline.

It would be built in materials to match existing.

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 Copthorne 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 Copthorne Neighbourhood Plan (Made 29 September 2021)

Relevant policies:

CNP1.1 - Design and Character
CNP1.2 - Neighbouring Amenities
CNP1.6 - Residential Extensions

CNP11 - CA4 Historic Core

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:

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

Character and Design

Policy DP26 of the 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:

- is of high quality design and layout and includes appropriate landscaping and greenspace;*
- 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;*
- creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- protects open spaces, trees and gardens that contribute to the character of the area;*
- 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'*

Principle DG49 of the Mid Sussex Design Guide states:

'Extensions should typically use simple, uncomplicated building forms to compliment and coordinate with the scale, form and massing of the original dwelling. The design approach may benefit from coordinating with the existing pattern of window and door openings as well as employing facing materials to match those of the existing dwelling. Otherwise it should demonstrate the appropriateness of the alternative approach.'

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.

Side extensions are typically visible from the public realm and will be resisted where they have an adverse impact on the street scene or the appearance of a dwelling.'

Policy CNP1.1 of Copthorne Neighbourhood Plan states that *'Proposals will be supported where they sustain or reinforce the positive aspects that make up the individual character and distinctiveness of each Character Area, as defined on the Policies Map, in which they sit.'*

Policy CNP11 .1 requires high quality development, appropriate to the scale and nature of development and its immediate locality.

Policy CNP1.6 of the Copthorne Neighbourhood Plan states:

'Extensions to existing buildings will be supported provided they adhere to other policies in the development plan and:

- a) Are no higher than the existing building.*

- b) Do not conflict with traditional boundary treatment of an area.
- c) Use materials which are compatible with materials of existing/surrounding buildings.'

The design of the proposed extension is considered to be acceptable and will appear subservient to the existing property by reason of its proportions and form. It is set back and in from the front and rear elevations and is set down in height. The proposed extension will be visible from the streetscene but will be in keeping with the existing dwelling in terms of its materials and external appearance. In terms of design, the proposed development is therefore considered to comply with all relevant policies mentioned above.

Neighbouring Amenities

In terms of impact on neighbouring amenities, Policy DP26 of the District Plan states that it must be demonstrated that any 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.

Policy CNP1.2 of the Copthorne Neighbourhood Plan states:

'Proposals for new development should not cause unacceptable harm to the amenity (including general activity, access, noise, privacy, daylight, and sunlight) of existing and future occupants, both on site and nearby.'

Given that the Copthorne Neighbourhood Plan is the more recently adopted Plan, the test for residential amenity is whether the new development would cause unacceptable harm.

Given the inset nature of the proposal and the relationship with the neighbouring properties due to its corner plot location, it is considered that the proposed extension would not result in unacceptable harm for the occupants of nearby properties. The application therefore complies with Policy DP26 of the Mid Sussex District Plan and policy CNP1.2 of the Copthorne 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

This proposal is considered acceptable having regard to all relevant policies mentioned above and it is recommended that permission be granted.

Decision: Permission

Case Officer: Rachel Richardson