

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2102	Case Officer:	Stefan Galyas
Application Type:	Householder Application		
Proposal:	Proposed single storey extension to the rear elevation and porch to the front elevation.		
Site:	27 The Weald, East Grinstead, West Sussex, RH19 3HB, , , ,		
Validation Date	11 Aug 2025	Overall Expiry Date:	10 Sep 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	2 Oct 2025
Target Date:	6 Oct 2025	Recommending Officer Signature:	<i>Stefan Galyas</i>

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

MID SUSSEX DISTRICT COUNCIL

DM/25/2102

**27 The Weald, East Grinstead, West Sussex, RH19 3HB, , ,
Proposed single storey extension to the rear elevation and porch to the front elevation.
Mr And Mrs J Winkley**

SUMMARY OF REPRESENTATIONS

There were no letters of representation received in response to the current proposal.

SUMMARY OF CONSULTEES

Southern Water: No objection.

TOWN/PARISH COUNCIL OBSERVATIONS

Town Council: No comment.

INTRODUCTION

The application seeks planning permission for the development of a single storey rear elevation extension and for the development of a front porch.

RELEVANT PLANNING HISTORY

DM/21/2901 - Single storey rear and front extension. Permission 28.09.2021.

SITE AND SURROUNDINGS

No. 27 The Weald is a 1970s terraced house situated within a row of similar properties. The houses are slightly staggered in layout from one another with land levels rising to the south east. Rear gardens are situated to the northeast of the houses, with pairs of single garages situated to the rear.

The site is within the built-up area for East Grinstead as defined in the District Plan (DP).

APPLICATION DETAILS

The proposal would develop a single storey rear extension with a lean-to roof. The proposed extension would measure at approximately 2.3m in depth, 5.3m wide, 2.4m high to the eaves and 3.4m high to the highest point of the roof slope.

A new front porch extension would also be developed to the front of the property. The extension would measure at circa 1.5m in depth, 3m wide, 2.4m high to the eaves and 3.3m high to the highest point of the roof slope.

Proposed external materials would comprise brick external walls and a tiled roof.

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 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 November 2016)

EG3: Promoting Good Design

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 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:

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.

National Planning Policy Framework (NPPF) (December 2024)

The National Planning Policy Framework (NPPF) 2024 is a material consideration. Paragraphs 2, 8, 11, 39, 48, 131, 135 & 139.

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 Amenities
- Biodiversity Net Gain

Design and Character

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:

- 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 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 EG3 of the Neighbourhood Plan states in part that:

'Planning permission will normally be granted where development proposals meet the following criteria:

- o The form of the proposed development is proportionate and in keeping with the scale, height, materials and site coverage of the surrounding area;*
- o The layout of the proposed development respects the topography and character of the site, protects important landscape features and does not harm adjoining amenity;*
- o The proposal does not result in the loss of buildings or spaces that would have an unacceptable impact on the character of the area;*
- o The proposal ensures satisfactory means of access for vehicles and pedestrians and provides adequate parking, cycle storage and refuse facilities on site;'*

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.'

Additionally, Principle DG50 as set out within the Design Guide, relates to front extensions:

Front extensions are more likely to be acceptable where the building line is staggered or where the dwelling is set well back from the road. They are less likely to be acceptable in streets with a strong consistent building form as they risk disrupting the underlying order.

In terms of rear extensions, principle DG51 states:

'Rear extensions which are not visible from the street and do not negatively impact on neighbouring properties can be expressed in many forms, including by adopting a contemporary architectural approach. With reference to DG49, they should nevertheless have consideration for the character of the existing building and the relationship of the extension with the side boundaries and adjacent buildings and gardens'

The proposed porch extension is considered to be of an appropriate design and scale to the dwellinghouse and will reflect similar front porch extensions that have been added at neighbouring

properties. This element of the proposal is therefore considered in keeping with the character of the area and should not detract from its appearance.

To the rear, the single storey extension is considered to be of an appropriate design, form and scale to the dwellinghouse and surrounding properties, with complementary materials proposed to match the dwellinghouse. This element of the proposal is also considered in keeping and should not detract from the character and appearance of the area, thereby according with policy DP26 of the District Plan and policy EG3 of the Neighbourhood Plan.

Impact on Neighbouring Amenities

When considering impact upon neighbouring amenity, policy DP26 of the District Plan states that development proposals should 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 EG3 of the Neighbourhood Plan states that the development should not harm amenity.

In cases where there is a discrepancy between District and Neighbourhood Plan policies, legislation states that greater weight should be given to the Plan (and policy) that has been adopted at a later date. In this instance the East Grinstead Neighbourhood Plan was made in November 2016 and the Mid Sussex District Plan adopted in March 2018. As such, it is considered that greater weight should be given to the District Plan policy, DP26, with the test being whether the proposal would result in significant harm to neighbouring amenities.

The proposed rear extension would measure at a maximum of 2.3 metres deep. The adjoining property at no. 29, which is situated at a slightly higher level and set forward of no. 27. Consequently, it is not considered that the proposal should significantly affect sunlight levels to no. 29. Nor is it considered that the proposal should appear overly imposing or significantly affect outlook, considering the higher position of no. 29 and the fact that the roof slope of the extension will be of a lean to form.

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 extensions are considered appropriate in terms of design, form and scale to the existing dwellinghouse and surrounding properties and should not be harmful to the appearance and character of the area. Nor should the proposal be significantly harmful to neighbouring amenities in terms of affecting light levels, outlook or privacy. It therefore accords with policy DP26 of the Mid Sussex District Plan and policy EG3 of the East Grinstead Neighbourhood Plan.

Decision: Permission

Case Officer: Stefan Galyas