

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1397	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Demolition of existing extensions, greenhouses and garage; erection of two-storey side and rear extensions, single-storey rear extension and attached double garage, together with alterations to fenestration and external elevations, including chimney removal.		
Site:	Hollandale House, Copthorne Bank, Copthorne, Crawley, West Sussex, RH10 3JQ, ,		
Validation Date	30 Jul 2026	Overall Expiry Date:	15 Sep 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	7 Oct 2026
Target Date:	24 Sep 2026	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>Joanne Fisher</i>	Date:	7 Oct 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1397

**Hollandale House, Copthorne Bank, Copthorne, Crawley, West Sussex, RH10 3JQ,
Demolition of existing extensions, greenhouses and garage; erection of two-storey side and rear extensions, single-storey rear extension and attached double garage, together with alterations to fenestration and external elevations, including chimney removal.**

Mr And Mrs Tasker

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

None received.

PARISH COUNCIL OBSERVATIONS

Worth Parish Council Supports this application.

INTRODUCTION

The application seeks permission for the demolition of existing extensions, greenhouses and garage; the erection of two-storey side and rear extensions, single-storey rear extension and attached double garage, together with alterations to fenestration and external elevations, including chimney removal.

RELEVANT PLANNING HISTORY

There is no planning history relevant to the determination of this application.

SITE AND SURROUNDINGS

The application property is a two-storey detached dwelling. The property is characterised by red brick, grey uPVC windows and a plain tile roof. The property benefits from an existing attached lean-to extension.

The application site lies within the built-up area boundary of Copthorne. Neighbouring properties are located to the east and west. The public highway is located to the south. Open countryside lies to the north.

APPLICATION DETAILS

The proposed two-storey side extension would measure approximately 4.6 metres in width and 9.1 metres in depth. This would have a hipped roof with an approximate height to the ridge of 8.1 metres and an eaves height of 5.4 metres. This would incorporate sliding doors and a window at first floor level on the rear (northern) elevation and a window at ground and first floor on the front (southern) elevation, with a further two windows at ground floor level on the side (eastern) elevation.

The proposed single-storey rear extension would measure approximately 8.1 metres in width and 6.4 metres in depth. This would have a pitched roof with a height to the ridge of approximately 4.1 metres and an eaves height of 3 metres. This would incorporate sliding doors on the rear (northern) elevation and two rooflights on each roof pitch.

The proposed double attached garage would measure approximately 6.6 metres in width and 8.9 metres in depth. This would have a parapet roof with a maximum height of approximately 3.7 metres. This would incorporate a garage door on the front elevation and a further garage door on the rear (northern) elevation.

It is also proposed to install one rooflight on the front roof pitch.

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 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 - Character and Design

DP37 - Trees, Woodland and Hedgerows

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

Copthorne Neighbourhood Plan was made in 2021.

Relevant policy:

CNP1 - General Development Requirements

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

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)

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
- Neighbouring Amenity
- Impact on Trees
- Biodiversity Net Gain

Design and Character

Policy DP26 of the District Plan relates to character and design. Policy CNP1 of the Neighbourhood Plan contains 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.

Principle DG49 of the Mid Sussex Design Guide states in part that *'extensions should typically use simple, uncomplicated building forms to complement and coordinate with the scale, form and massing of the original dwelling.'*

Policy DG50 of the Mid Sussex Design Guide relates to side extensions and advises that they should normally be subservient and set back from the principal elevation. It also highlights the importance of gaps between dwellings in contributing to the rhythm and character of a street, and advises against development that would close important gaps or views.

Principle DG51 of the Mid Sussex Design Guide advises that rear extensions may adopt a range of forms, including contemporary designs, where they are not prominent from the street or harmful to neighbouring amenity. They should nevertheless respond appropriately to the character of the host building and their relationship with site boundaries, adjacent buildings and gardens.

Whilst the side extension would not be set back from the principal elevation as generally encouraged by DG50 of the Design Guide, the extension would remain proportionate to the host dwelling and the hipped roof form would ensure that the dwelling retains a balanced appearance. The original dwelling would remain readily legible and the proposal would not result in a terracing effect or unacceptable erosion of the spacing between dwellings.

The proposed rear extension, by virtue of its single-storey scale, limited projection and subordinate form would ensure that the original dwelling remains the dominant element of the site in accordance with DG49 of the Design Guide. The proposed roof form, materials and proportions would relate well with the existing property.

The attached garage would be clearly subordinate to the host dwelling by virtue of its single-storey scale and lower overall height, ensuring that the dwelling remains the dominant feature within the site.

Whilst the street scene does not contain rooflights within the immediate area, the proposed rooflight is considered modest in scale and would not result in material harm to the character or appearance of the dwelling or wider street scene.

As such, the proposal is not considered to result in harm to the character or appearance of either the host dwelling or the surrounding area. The development therefore complies with Policy DP26 of the Mid Sussex District Plan, Policy CNP1 of the Copthorne Neighbourhood Plan, the relevant principles of the Mid Sussex Design Guide SPD and Policy DP3 of the NPPF.

Neighbouring Amenity

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 CNP1 of the Neighbourhood Plan contains a similar ethos. However, these policies are considered to have very limited weight as they are materially inconsistent with the NPPF, and greater weight should be given to policy P3 of the NPPF.

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'*.

To the west of the application site lies St Botolphs. Given that the proposal would retain a separation distance of approximately 6 metres and that the proposed garage extension would be single storey, it is not considered that the development would result in unacceptable loss of light and outlook to this neighbouring property. It is proposed to install a window on the side (western) elevation at ground floor level. Given the single storey nature of the rear extension and the existing boundary treatments, it is not considered that the proposal would result in an unacceptable impact to the privacy of this neighbouring property.

To the east of the application site lies Glendevon. The proposal would result in an increase of the built form towards this neighbouring property. Given that the development would retain a separation distance of approximately 3.2 metres and that the side extension would have a hipped roof form which would slope away from this neighbour, it is not considered that the development would result in unacceptable loss of light and outlook to this neighbouring property. Two ground floor windows are proposed within the eastern side elevation; however, windows of a similar size already exist within this elevation. As such, the proposal would not materially increase overlooking or result in an unacceptable loss of privacy to the occupiers of Glendevon.

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

It is therefore considered that the proposal would not cause unacceptable harm to the amenities of neighbouring properties. The proposal is therefore deemed to accord with the above-mentioned part of policy DP26 of the District Plan and policy P3 of the NPPF.

Impact on Trees

Policy DP37 of the District Plan relates to Trees. However, this is considered to have very limited weight due to the publication of the NPPF, and consideration should be given to policy N2 of the NPPF.

Policy N2 of the NPPF relates to improving the natural environment. Part 1 (a) of this policy requires that proposals should *'consider the environmental qualities of land proposed for development, including habitats, landscape character and the natural beauty of the countryside, and identify opportunities for those qualities to be conserved or enhanced (including through requirements for biodiversity net gain where these apply)'*.

There are a number of trees within the proximity of the development site. The proposal includes the removal of two category C trees. The submitted Tree Protection Plan (TPP) shows that tree protection fencing would be installed to the southeast of the application site with a construction exclusion zone behind it. The existing driveway would be retained as ground protection.

The Category C trees are not protected by TPO or sited within a Conservation Area. Although the loss of the two Category C trees is regrettable, their removal would not result in unacceptable arboricultural or visual harm.

Subject to compliance with the submitted Tree Protection Plan, the retained trees would be adequately protected throughout the construction period. The proposal would therefore not result in unacceptable harm to trees and would accord with the relevant requirements of Policy DP37 of the District Plan and Policy N2 of the NPPF.

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 would preserve the character and appearance of the host dwelling and surrounding area and would not result in unacceptable harm to neighbouring amenity. The proposal is therefore considered to accord with Policies DP21, DP26, and DP37 of the Mid Sussex District Plan, Policy CNP1 of the Neighbourhood Plan, the Mid Sussex Design Guide SPD and Policies DP3, N2 and P3 of the NPPF.

Accordingly, planning permission is recommended for approval.

Decision: Permission

Case Officer: Catherine Cardin