

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1366	Case Officer:	Anna Tidey
Application Type:	Householder Application		
Proposal:	Proposed single rear storey extension to existing extension. Two storey side extension.		
Site:	Braemar, Borers Arms Road, Copthorne, Crawley, West Sussex, RH10 3LH, ,		
Validation Date	1 Jun 2026	Overall Expiry Date:	31 Jul 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	6 Aug 2026
Target Date:	27 Jul 2026	Recommending Officer Signature:	Anna Tidey

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	7 Aug 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1366

**Braemar, Borers Arms Road, Copthorne, Crawley, West Sussex, RH10 3LH,
Proposed single rear storey extension to existing extension. Two storey side extension.
Mr And Mrs D Kemp**

SUMMARY OF REPRESENTATIONS

None received.

CONSULTATIONS

None.

PARISH COUNCIL OBSERVATIONS

Worth Parish Council: Defer to Officer.

INTRODUCTION

This application seeks planning permission for a proposed single storey rear extension and a two storey side extension at a detached house, known as 'Braemar', on Borers Arms Road in Copthorne.

RELEVANT PLANNING HISTORY

WP/026/91. New front porch. Approved April 1991.

WP/142/84. Erection of new wall bounding on highway. wo storey extension. Approved February 1985.

SITE AND SURROUNDINGS

Braemar is a 3 bed detached house located on the northern side of Borers Arms Road in Copthorne. The property has been previously extended to the front with a single storey pitched roofed porch and on the rear (northern) elevation and the eastern side elevations with single storey flat roofed extensions.

The house is located in a road of established residential properties, of a variety of designs, many of which have been extended. The house benefits from a private access drive and a detached single garage, with a part open side car port, located at the rear of the house.

The property is constructed with brick walls with brown diamond leaded patterned windows, in brown stained timber frames. The hipped roof is finished with a plain concrete tile. The house has a two storey bay window on the front elevation.

The site falls within the red impact risk area for Great Crested Newts in the built up area of Copthorne.

APPLICATION DETAILS

The application seeks permission to enlarge the depth of the existing full width single storey rear extension from 3.25m to a maximum depth of 5m, to create an enlarged kitchen/day room with bifold door access into the rear garden. The rear addition would be linked to a new single storey boot room/utility addition, which would be attached to the proposed two storey side addition. The two storey extension is shown to be set back approx. 0.6m from the front wall of the house, extending to the depth of the original property, measuring 7m deep by 3.7m wide.

Internally the side extension would accommodate a new reception room, shower and toilet and a side door and inner lobby at ground floor level. At first floor two new bedrooms would be accommodated off an extended landing space. Other alterations at first floor level include the creation of an ensuite to the master bedroom in the smallest bedroom, and the formation of an enlarged shared bathroom from the existing shower room and airing cupboard. The altered layout would result in four first floor bedrooms.

The submitted Block plan shows that a 5.1m wide driveway will be retained between the side extension and the eastern boundary of the site, which forms the rear boundary to the adjacent two storey property. This will retain access to the retained garage and car port.

The application has been accompanied by a Flood Risk Assessment.

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

PP38 Biodiversity

Site Allocations Development Plan Document

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

Neighbourhood Plan - Copthorne Neighbourhood Plan - made September 2021.

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 (Regulation 19) is currently at Examination and hearings were concluded on 19th March 2026. 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

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

It is considered that the main issues that need to be considered in the determination of this application are as follows:

- Design and Impact upon the street scene
- Impact on residential amenities
- Biodiversity Net Gain

Design and Impact upon the street scene

Policy DP26 of the District Plan relates to character and design and requires all proposals to be well designed and reflect the distinctive character of the towns and villages as well as addressing the character and scale of the surrounding buildings and landscape.

Also relevant in the determination of the application is Policy CNP1 of the Neighbourhood Plan which states (in part):

'CNP1.1 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.

CNP1.6 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.'*

This Neighbourhood Plan policy seeks development that is of a high quality and design that respects the character and scale of the surrounding buildings and incorporates appropriate materials.

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 local character.

Design Guide Principle DG50 refers to front and side extensions. This 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 to define the original building.

Design Guide Principle DG51 refers to rear extensions. The guidance 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 side addition is located in a set back position behind the existing porch addition and the projecting front bay feature, and as such accords with the Design Guide principle. Whilst the side two storey extension will be visible through the access point to the driveway it is considered that the set back

position of the house will ensure that the extension would not have a harmful impact upon the street scene or the overall character of the area.

The proposed rear extension will enlarge the existing rear single storey addition, and together with the side single storey addition, this will retain a subordinate form in relation to the host dwelling in views of the house from the rear garden.

The submitted plans show alterations to the existing windows, which are to be replaced by twin paned, plain glazed powder coated aluminium windows. Matching powder coated aluminium bi-fold doors are proposed in the rear extension. Two 2.5m deep by 1.5m wide glazed roof lanterns are proposed in the rear flat roof to light the extended kitchen/day room space below.

The proposed extensions would respond appropriately to the character of the existing dwelling, and the materials would match to provide a consistent finish.

The proposal would not be harmful to the street scene or the character of the area and is therefore considered to comply with Policy DP26 of the District Plan, Policy CNP1 of the Copthorne Neighbourhood Plan and the relevant principles of the Mid Sussex Design Guide SPD.

Impact on residential amenities

Policy DP26 of the District Plan requires development proposals to demonstrate that they will not cause significant harm to amenities of existing nearby residents (or future occupiers), taking into account matters such as impact on light, privacy and outlook.

In contrast Policy CNP1.2 of the Neighbourhood Plan requires that *'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.'*

Under section 38(5) of the Planning and Compulsory Purchase Act 2004 if a policy contained in a development plan for an area conflicts with another policy in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published. As such, Policy CNP1.2 of the Neighbourhood Plan is considered to take precedence and therefore the test in this instance is whether the development causes unacceptable harm to the amenities of existing nearby residents.

In addition Principle DG45 in the Design Guide refers to the need to consider privacy of existing and future residents and it is noted that privacy may be affected by the relationship of buildings to each other.

The immediate neighbouring properties are the houses to the east in Lashmere, (Shanowen and No 1) which back onto the eastern site boundary and at Appletreec Cottage to the west.

Given the size of the garden at Braemar, the site layout and the position of doors and windows in the proposed additions, it is considered that the proposed extensions will have little impact upon the residents of the neighbouring properties. The side extension has no first floor windows to face the rear dormer window at Shanowen, which contains an obscure glazed window facing Braemar. The rear extension will be screened from the front garden at Apple Tree Cottage by a substantial 6m high boundary hedge.

Given the relationship and spacing of the neighbouring properties it is considered that the proposed extensions would not cause significant harm to light or outlook available to the immediate neighbours, or cause unacceptable harm to their amenities.

The proposal is therefore considered to comply with Policy DP26 of the District Plan, the above-mentioned part of Policy CNP1.2 of the Neighbourhood Plan and the relevant principles of the Mid Sussex Design Guide SPD.

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 acceptable in design terms and will not impact harmfully upon the character and appearance of the property or the street scene in this established residential road. The proposal accords with District Plan Policy DP26 and Policy CNP1 of the Copthorne Neighbourhood Plan and the relevant Design Guide Principles.

It is considered that the extensions will not cause unacceptable harm to the amenities of neighbouring amenities. The proposal accords with the aims of District Plan Policy DP26 and also with the requirements of Policy CNP1 of the Copthorne Neighbourhood Plan and the relevant principles of the Design Guide.

Consequently this application is recommended for approval.

Decision: Permission

Case Officer: Anna Tidey