

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2060	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Erection of a two storey front extension. Ground floor front window replaced with doors giving access onto new raised terrace. Existing raised terrace to have new balustrade with privacy screens to both side elevations.		
Site:	44 Milton Crescent, East Grinstead, West Sussex, RH19 1TN, , , ,		
Validation Date	14 Aug 2025	Overall Expiry Date:	8 Sep 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	29 Sep 2025
Target Date:	9 Oct 2025	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>Stephen Ashdown</i>	Date:	30 Sep 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2060

44 Milton Crescent, East Grinstead, West Sussex, RH19 1TN, , ,
Erection of a two storey front extension. Ground floor front window replaced with doors giving access onto new raised terrace. Existing raised terrace to have new balustrade with privacy screens to both side elevations.
Mr Tom Cosens

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

MSDC Tree Officer

No objection.

Southern Water

No objection.

TOWN COUNCIL OBSERVATIONS

No comment.

INTRODUCTION

Planning permission is sought for the erection of a two-storey front extension, to add a new raised terrace with balustrade and to replace a front window with doors.

RELEVANT PLANNING HISTORY

GR/348/90- Dining room extension. Permission.

SITE AND SURROUNDINGS

44 Milton Crescent is a detached two-storey property. It is constructed of red brick with white upvc windows and a pantile roof. The property has hanging tiles to the first-floor elevation. The site slopes steeply to the south and the property sits in an elevated position.

The site lies within the built-up area boundary of East Grinstead. Neighbouring properties are located to the north-west and south-east. Highway is located to the south-west and north. A grass verge separates the application site and the highway to the south-west. A grade II listed Imberhorne or East Grinstead viaduct lies to the southeast.

APPLICATION DETAILS

The application seeks to construct a two-storey front extension, to add a new raised terrace with balustrade and to replace a front window with doors.

The two-storey extension on the front (southern) elevation would measure some 4 metres in width and some 1.4 metres in depth. This would have a height to the ridge of some 6.1 metres and a height to the eaves of some 4.9 metres. The proposal would have a window on the first floor and a new front door.

This would be finished in materials to match the existing. It is proposed to use this as a porch and shower room on the ground floor and to extend an existing bedroom on the first floor.

It is also proposed to replace an existing raised deck and install a new raised deck. This would measure the full width of the house. This would have a clear glass balustrade with metal posts and handrail.

It is also proposed to replace an existing front window with sliding doors on the front (southern) elevation.

Finally, it is proposed to install new steps which would be in line with the new decking.

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 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 in 2016.

Relevant policies:

EG3: Promoting Good Design

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:

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)

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 Amenities
- Impact on trees
- Biodiversity Net Gain

Design and Character

Policy DP26 of the Mid Sussex District Plan relates to design and character and 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 protects valued townscapes and the separate identity and character of towns and villages;*
- 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 (see Policy DP27);*
- o creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- o incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- o positively addresses sustainability considerations in the layout and the building design;*
- o take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;*
- o optimises the potential of the site to accommodate development."*

Policy EG3 of the East Grinstead Neighbourhood Plan states that:

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

- a) The form of the proposed development is proportionate and in keeping with the scale, height, materials and site coverage of the surrounding area;*
- b) The layout of the proposed development respects the topography and character of the site, protects important landscape features and does not harm adjoining amenity;*
- c) The proposal does not result in the loss of buildings or spaces that would have an unacceptable impact on the character of the area;*

- d) *The proposal ensures satisfactory means of access for vehicles and pedestrians and provides adequate parking, cycle storage and refuse facilities on site;*
- e) *The design of new buildings and the layout of spaces, including footways, car and cycle parking areas, should be permeable and provide connectivity with neighbouring areas;*
- f) *New development must be inclusive and where appropriate make satisfactory provision for the safe and easy access for those with mobility impairment; and*
- g) *The design of new developments must result in the creation of a safe and secure environment and incorporate adequate security measures and features to deter crime, fear of crime, disorder and anti-social behaviour; and*
- h) *Proposals make provision for green infrastructure and biodiversity enhancement. Due to infrastructure constraints within the town, all new development proposals, which generate a net increase in traffic (excluding householder applications), will be required to contribute towards improving the walking and cycle network related to the development and be of a recognised acceptable standard.*

Principle DG49 of the MSDC Design Guide establishes design principles for extensions to dwellings and states that:

Extensions should respond to the design of the original dwelling and applicants will be expected to demonstrate how local character has informed the design proposal. Extensions should also normally be designed to be well-integrated with the existing scale, form and massing allowing the original building to remain the dominant element of the property whether it has one or several additions. Extensions should typically use simple, uncomplicated building forms to complement 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. Extensions should not result in a significant loss to the private amenity area of the dwelling.

Principle DG50 relates to front extensions and states:

'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. Where front extensions are considered acceptable, they should normally be limited to a modest single storey or porch-type extension that reflect the character of the existing property.'

The proposed extensions and alterations would be of forms and designs which are appropriate, and are considered to be in proportion to the character of the existing dwelling. It is considered that the proposed hipped roof appropriately considers the character of the host dwelling and the proposal would be set well back from the road. As the proposal includes materials to match the existing, it is considered that the proposal would provide a consistent finish. The proposal includes balustrade materials and a metal privacy screen which are not found in the street scene. However, these materials are considered to be high quality and, as such, it is not considered that there would be significant harm to the character of the area.

The proposal is therefore considered to comply with Policy DP26 of the District Plan, policy EG3 of the East Grinstead Neighbourhood Plan and the relevant principles of the Mid Sussex Design Guide SPD.

Neighbouring Amenities

Policy DP26 in part seeks to ensure that 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 (see Policy DP29);"

To the northwest is 42 Milton Crescent. As the extension would be offset from the shared boundary by some 6.7 metres and would be of a relatively modest depth of 0.6 metres, it is not considered that proposal would cause significant harm to the light and outlook of this neighbour. The proposal includes the installation of a metal privacy screen on the western side of the new raised deck. Given the existing

hedge on the western boundary, it is considered that this privacy screen would maintain the current level of privacy with this neighbour and would therefore not give rise to any privacy concerns.

To the southeast is 46 Milton Crescent. As the proposal includes a hipped roof and would be a relatively modest depth of 0.6 metres, it is not considered that the proposed extension would cause significant harm to the light and outlook of this neighbour. Furthermore, as this neighbour has a two-storey projection of a similar depth, it is not considered that the proposed extension would cause significant harm to the amenities of this neighbour.

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

It is therefore considered that the proposal would not cause harm to the amenities of neighbouring properties. The proposal is therefore deemed to accord with the above part of policy DP26 of the District 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

The proposal is considered to be appropriate in terms of design, size and scale to the dwellinghouse and locality, and would not cause harm to the amenities of neighbouring properties.

In conclusion, the proposal complies with Mid Sussex District Plan policy DP26, policy EG3 of the East Grinstead Neighbourhood Plan and the relevant provisions of the NPPF. The application is therefore recommended for approval.

Decision: Permission

Case Officer: Catherine Cardin