

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2013	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Proposed single storey rear/side extension. First floor rear and front extension. New pitched roof to front and rear structure. External and internal alterations.		
Site:	14 Bramble Close, Copthorne, Crawley, West Sussex, RH10 3QB, , ,		
Validation Date	21 Aug 2025	Overall Expiry Date:	5 Sep 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	10 Oct 2025
Target Date:	16 Oct 2025	Recommending Officer Signature:	<i>Catherine Cardin</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
--	--	-------------------------------	---

Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	13 Oct 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2013

**14 Bramble Close, Copthorne, Crawley, West Sussex, RH10 3QB, ,
Proposed single storey rear/side extension. First floor rear and front extension. New pitched roof
to front and rear structure. External and internal alterations.
Mr Christopher John Barker**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Southern Water

No objection.

PARISH COUNCIL OBSERVATIONS

Defer to Officer.

INTRODUCTION

Planning permission is sought for a single storey rear and side extension, a first-floor rear and front extension, a new pitched roof and external alterations.

RELEVANT PLANNING HISTORY

WP/152/87- Extension. Permission.

SITE AND SURROUNDINGS

14 Bramble Close is a two-storey detached property. It is constructed of red brick, with white upvc windows and a pantile roof. The property has white timber weatherboarding to the front ground floor elevation. The property benefits from off road parking to the front of the property, and rear and side single storey flat roof extensions.

The application property is located within the built-up area boundary of Copthorne as defined in the District and Neighbourhood Plan. Neighbouring properties are located to the east and west. Fairway infant school is located to the north. Highway is located to the south.

APPLICATION DETAILS

The application seeks to demolish an existing garage, construct single storey rear and side extensions, construct first-floor rear and front extensions, construct a new pitched roof and to undertake external alterations.

Firstly, it is proposed to demolish the existing garage and construct a side extension.

The side extension would have a maximum length of some 12.4 metres and a maximum width of some 4.5 metres. This would have a crown roof with a maximum height of some 4 metres and a height to the eaves of some 2.6 metres. It is proposed to install bi-fold doors on the rear (eastern) elevation. This would be finished in external materials to match the existing. It is proposed to use this as a hall, bedroom, shower room and living room.

The rear extension would measure some 3.5 metres in width and some 3.3 metres in depth. This would have a gabled roof, with a height to the ridge of some 6.3 metres and a height to the eaves of some 5.2 metres. It is proposed to install bi-fold doors on the rear (eastern) elevation. This would be finished in external materials to match the existing. It is proposed to use this as a living room on the ground floor.

It is also proposed to install a first-floor front extension. This would measure some 3 metres in width and some 1.8 metres in depth. This would have a gabled roof, with a height to the ridge of some 5.9 metres and a height to the eaves of some 5.1 metres. It is proposed to install a window on the front (western) elevation. The extension would be finished in external materials to match existing. This would extend an existing bedroom on the first floor.

The proposal also seeks to install a rear first floor extension. This would measure some 3.8 metres in width and some 3.3 metres in depth. This would have a gabled roof, with a height to the ridge of some 6.3 metres and a height to the eaves of some 5.2 metres. It is proposed to install a Juliet balcony on the rear (eastern) elevation. The extension would be finished in external materials to match existing. This would extend an existing bedroom on the first floor. This would create a bedroom on the first floor.

In addition, the proposal seeks to install a front porch. This would have a gabled roof, with timber posts resting on two plinths.

It is also proposed to install a pitched roof to the front and rear of the property. The proposed front roof pitch would have a maximum height of some 3.1 metres and a height to the eaves of some 2.8 metres. The proposed rear roof pitch would have a maximum height of some 3.5 metres and a height to the eaves of some 2.8 metres.

Finally, it is proposed to replace the existing white ground floor cladding on the front elevation to grey composite cladding.

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:

DP21: Transport

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

Copthorne Neighbourhood Plan made in September 2021.

Relevant policies:

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 Impact on character of the area;
- Neighbouring amenity;
- Parking; and
- Biodiversity Net Gain.

Design and Impact on character of the area

Policy DP26 of the Mid Sussex 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 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 DP29);*
- 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 CNP1 of the Neighbourhood Plan 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.'*

Policy CNP12 of the Neighbourhood Plan states:

'CNP12.1 As appropriate to their scale and nature development proposals within the defined Character Area 5 - The Post War Copthorne Character area (as shown on the Policies Map) should deliver high quality development which takes account of their immediate locality. In particular development proposals should sustain and where practicable reinforce the positive aspects of the character area and respond positively to the identified sensitivity to change matters included in sections 4.10 and 4.11 of the Copthorne Heritage and Character Assessment (May 2019).

CNP12.2 Proposals should seek to minimise negative impacts resulting from additional traffic. In particular, green verges should be protected from vehicles and inappropriate parking. Where measures are put in place to prevent parking on green verges, they should adopt a consistent design and approach.'

The Mid Sussex Design Guide SPD also provides advice for extensions to dwellings. Principle DG49 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.'

It goes on to state:

'There are two general approaches to extending a property:

- o Designing in the style of the existing building by closely matching its facing materials, architectural features, window sizes and proportions; and*
- o Designing in a contemporary style that takes its cues from key aspects of the existing building that might include its underlying form and proportions, facing materials, window design and other specific architectural features. The success of this approach is particularly reliant on high quality facing materials and finishes, and this will normally need to be demonstrated through detailed elevations and section drawings. Both approaches can create successful, well-designed extensions that can be mutually beneficial to both the house and the wider area'.*

Principle DG50 relates to front and side extensions and states that:

'Front and 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 the dwelling.

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 dwelling is set back from the road by the existing driveway, therefore the principle of a front extension is supported by principle DG50 of the Design Guide.

The proposed front extension, porch and cladding would be visible from the street scene. Whilst a contemporary design and use of materials has been used, this approach is supported by principle DG49 of the Design Guide and it would reflect the character of the existing property through using cues from its existing proportions. In addition, the proposed pitched and gabled roofs are considered to respond more appropriately than the existing flat roof extensions. The use of materials to match the existing would provide a consistent finish.

Due to the position of the proposed front and side extensions, they would be visible within the streetscene. Bramble Close is characterised by houses of a similar age and design that have been previously extended and altered to the front, side and rear. Similar porch and side extensions to the proposal can be found at nos.18 and 8 Bramble Close. A similar two storey front extension can be seen opposite the application property at no.12 Bramble Close. As such it is considered that the proposed extensions are acceptable to the character of the street scene. Given that the existing property already has cladding to the ground floor front elevation, the proposed replacement composite cladding is not considered harmful to the streetscene.

Overall, the extensions would be subservient to the dwelling and would respond appropriately in terms of form and design.

The works would not have a harmful impact on the character of the area, therefore the proposal is considered to comply with policy DP26 of the Mid Sussex District Plan, policies CNP1 and CNP12 of the Copthorne Neighbourhood Plan, and principles DG49 and DG50 of the Mid Sussex Design Guide.

Neighbouring amenity

In terms of impact on neighbouring amenities, Policy DP26 of the District Plan states 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 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.'

Under section 38(5) of the Planning and Compulsory Purchase Act 2004 if a policy contained in a development plan for an area conflict 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 of the Copthorne Neighbourhood Plan is considered to take precedence and therefore the test in this instance is whether the development causes unacceptable harm to neighbouring amenities as outlined above.

To the south is 16 Bramble Close. Given that the proposed front first floor extension is modest and would be offset from the shared boundary by some 2.5 metres, it is not considered that there would be unacceptable harm to the light and outlook of this neighbour. Given that the rear first floor extension

would be offset from the shared boundary by some 4.7 metres, it is not considered that there would be unacceptable harm to the light and outlook of this neighbour.

To the east is No.30 Bramble Close. Given that the development would be offset from the shared boundary by some 11.4 metres, it is not considered that the proposal would cause significant harm to the light and outlook of this neighbour. Given the separation distance of some 23.6 metres, it is not considered that the proposal would give rise to significant overlooking concerns.

To the north is Fairway Infant School. As the side and front extension would be modest and single storey and that this neighbour would be offset from the development by some 66 metres, it is not considered that the proposal would be harmful 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.

Parking provision

Policy DP21 of the District Plan states that to meet the objectives of the West Sussex Transport Plan 2011- 2026, decisions on development proposals will take account of whether: *'The scheme provides adequate car parking for the proposed development taking into account the accessibility of the development, the type, mix and use of the development and the availability and opportunities for public transport; and with the relevant Neighbourhood Plan where applicable;.*

It is noted that the proposal would result in the loss of one parking space associated with the dwelling. West Sussex County Council Parking Standards Guidance (2020) outlines the County Council's approach to parking at new developments to ensure that sufficient parking is provided to meet the needs of the development while maintaining highway network operations, protecting surrounding communities and pursuing opportunities to encourage use of sustainable modes of transport. Submitted plans show that the property currently has three bedrooms. West Sussex County Council Parking Standards Guidance (2020) outlines that for a 5-bedroom dwelling in this location that 3 parking spaces should be provided. There is an external driveway in front of the garage to accommodate three cars, which would remain. In addition, there are no restrictions on the surrounding roads that would prevent on road parking. It is therefore considered that, in this instance, the proposal would be acceptable in terms of highways impact.

Therefore, the proposal is deemed to comply with policy DP21 of the Mid Sussex District Plan and the WSCC Parking Standards Guidance.

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 policies DP21 and DP26, and the relevant provisions of the NPPF. The application is therefore recommended for approval.

Decision: Permission

Case Officer: Catherine Cardin