

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2154	Case Officer:	Peter Davies
Application Type:	Householder Application		
Proposal:	Proposed porch to front elevation and new oak framed garage		
Site:	26 Withypitts, Turners Hill, Crawley, West Sussex, RH10 4PJ, , ,		
Validation Date	26 Aug 2025	Overall Expiry Date:	19 Sep 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	20 Oct 2025
Target Date:	21 Oct 2025	Recommending Officer Signature:	Peter Davies

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	20 Oct 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2154

**26 Withypitts, Turners Hill, Crawley, West Sussex, RH10 4PJ, ,
Proposed porch to front elevation and new oak framed garage
Mr And Mrs S Abbott**

REPRESENTATION RECEIVED

None received.

PARISH COUNCIL OBSERVATIONS

Turners Hill Parish Council have no objections to the proposed planning application.

INTRODUCTION

The application seeks planning permission for the construction a front porch and oak framed garage.

RELEVANT PLANNING HISTORY

12/03649/FUL - Creation of a new vehicular access to Selsfield Road. Permission

SITE AND SURROUNDINGS

The application property is a semi-detached two storey dwelling located on the east side of Selsfield Road, within the built-up area boundary of Turners Hill.

The application property has a hipped roof and is constructed from render with clay roof tiles and white fenestration. The dwelling is set away from the highway, and set at a lower level with a shared access with no. 25 Withypitts. The front boundary with the highway is marked by large mature hedging. The locality is characterised by dwellings of varying form, scale and design with open countryside to the west of the site.

APPLICATION DETAILS

The application seeks planning permission for the construction of a front porch and oak framed garage. The proposed porch will have a width and depth of 2.80 metres and 2.35 metres. The porch will have a pitched roof with an eaves height of 2.60 metres and an overall height of 3.60 metres. The porch will be constructed from brick and render and roof tiles to match the existing dwelling.

The proposed garage will be located on the west side of the dwelling with the rear of the garage up to the curtilage boundary with the highway. The garage will have a width and depth of 10.93 metres and 5.52 metres. The garage will have a pitched roof with an eaves height of 2.40 metres and an overall height of 4.70 metres. The garage will be divided up into 3 spaces with an enclosed parking space with doors on the south end, an open fronted parking space in the middle and an enclosed workshop on the north end with a north and east facing window. The garage will be constructed from an oak frame with horizontal timber cladding, timber fenestration and brown clay roof tiles.

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 Turners Hill 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.

Turners Hill Neighbourhood Plan (made March 2016)

Relevant policies:

THP7 - Building Extensions and Infill Development

Other Material Considerations

Mid Sussex District Plan 2021-2039 Consultation Draft

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

DPT4 - Parking and Electric Vehicle Charging Infrastructure

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)

Paragraphs 8, 11, 131 and 135 are considered to be relevant.

National Planning Policy Guidance

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 properties
- Impact on parking provision
- Biodiversity Net Gain

Design and Character

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:

- *is of high quality design and layout and includes appropriate landscaping and greenspace;*
 - *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;*
 - *creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
 - *protects open spaces, trees and gardens that contribute to the character of the area;*
 - *protects valued townscapes and the separate identity and character of towns and villages;*
 - *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);*
 - *creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
 - *incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
 - *positively addresses sustainability considerations in the layout and the building design;*
 - *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;*
- optimises the potential of the site to accommodate development.'*

Policy THP7 of the Turners Hill Neighbourhood Plan states:

'Building Extensions & Infill Development Building extensions and infill development which require planning permission will be permitted where they meet the following criteria:

- a) *The scale, height and form fit unobtrusively with the surrounding buildings and the character of the street scene taking into account the guidance of the adopted Village Design Statement.*
- b) *The development is designed to preserve or better reveal the features that contribute to any significance of the building or surrounding area as a heritage asset, including listed buildings, the Turners Hill Conservation Area or non-designated heritage assets.*
- c) *Spacing between buildings would respect the character of the street scene.*
- d) *Gaps which provide views out of the village to surrounding countryside are maintained.*
- e) *Materials are compatible with the materials of the existing building where applicable, and adjoining properties in all circumstances.*
- f) *The traditional boundary treatment of an area is retained and, where feasible, reinforced and*
- g) *The privacy, daylight, sunlight and outlook of adjoining residents are safeguarded'.*

Principle DG49 of the Mid Sussex Design Guide in part states: *'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.'*

DG50 relates to front and side extensions and in part 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 porch extension is considered to be of a design, form and scale which would be proportionate and appropriate to the existing dwelling and the character of the area. The dwelling is set well back from the highway at a lower level and mature hedging along the front boundary, results in restricted views of the porch with the porch, which is to be constructed from appropriate materials to match the existing dwelling.

Whilst relatively large in scale, the proposed garage is of an acceptable design and form appropriate to the dwelling and character of the area. The garage will be constructed from appropriate materials and whilst close to the highway, due to being at a lower ground level and mature hedging along the boundary, will not be visible from the street scene.

The proposal is therefore considered to comply with policy DP26 of the District Plan and THP7 of the Turners Hill Neighbourhood Plan.

Impact on neighbouring properties

In terms of impact on neighbouring amenities, Policy DP26 of the District Plan states that it must be demonstrated that any 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.

The threshold for the related policy within the Turners Hill Neighbourhood Plan THP7 states that *'The privacy, daylight, sunlight and outlook of adjoining residents are safeguarded'*.

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 DP26 of the Mid Sussex District Plan is considered to take precedence and therefore the test in this instance is whether the development causes significant harm to neighbouring amenities as outlined above.

The proposed porch would overlook the driveway of the application property with the boundaries marked by mature hedging and therefore would not cause significant harm to neighbouring properties.

The proposed garage is located to the front of the application property, set at a lower level to the highway. The garage is located approximately 10 metres from the closest neighbour no. 25 Withypitts with the application driveway in between. The garage will have 2 no. windows located at ground floor level facing into the application property driveway and part of the mature hedging on the boundary. The proposed garage would therefore not cause significant harm to neighbouring amenities.

Therefore, in terms of neighbouring amenities, the proposal is deemed to not cause significant harm and therefore complies with policy DP26 of the Mid Sussex District Plan and policy THP7 of the Turners Hill Neighbourhood Plan.

Impact on parking provision

Policy DP21 in part states:

'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;'

West Sussex County Council September 2020 Parking Standards Guidance, outlines that for a 3 bed dwelling in parking behaviour zone 2, 2.1 spaces should be provided. The dwelling has parking for at least 5 cars on the drive.

The proposed garage would result in the loss of 1 parking space to create a workshop and 2 of the spaces moving to within the garage. The property would therefore retain spaces for at least 4 cars on the drive and within the garage. The property is therefore considered to provide sufficient parking space that exceeds the parking requirements set out within the WSCC Guidance. It is therefore considered that the proposed parking provision is acceptable.

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

In conclusion, the proposal is considered to be acceptable in terms of design, size and scale to the dwellinghouse and locality, and would not cause significant harm to the amenities of neighbouring properties. Therefore, the proposal complies with Mid Sussex District Plan policies DP21 and DP26, policy THP7 of the Turners Hill Neighbourhood Plan and with the relevant provisions of the NPPF. The application therefore accords with the Development Plan and is considered acceptable.

Decision: Permission

Case Officer: Peter Davies