

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1004	Case Officer:	Stefan Galyas
Application Type:	Householder Application		
Proposal:	Proposed single and double storey rear extension, replacement timber cladding and porch		
Site:	27 Erica Way, Copthorne, Crawley, West Sussex, RH10 3XG, , ,		
Validation Date	22 Apr 2026	Overall Expiry Date:	12 Jun 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	15 Jun 2026
Target Date:	17 Jun 2026	Recommending Officer Signature:	<i>Stefan Galyas</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	15 Jun 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1004

**27 Erica Way, Copthorne, Crawley, West Sussex, RH10 3XG, ,
Proposed single and double storey rear extension, replacement timber cladding and porch
Mr And Mrs Neil Whitney**

SUMMARY OF REPRESENTATIONS

There were no letters of representation received in response to the proposal.

SUMMARY OF CONSULTEES

Drainage: No Objection.

TOWN/PARISH COUNCIL OBSERVATIONS

Parish Council: *'Defer to Officer'*

INTRODUCTION

The application seeks planning permission for the development of a single and two storey rear extension. The proposal would also replace the existing cladding at first floor level with timber and would develop a new oak framed porch.

RELEVANT PLANNING HISTORY

There is no recent history of any planning applications relating to the site.

SITE AND SURROUNDINGS

The application relates to 27 Erica Way, a detached two storey dwelling which is set to the eastern side of the highway. The dwelling is set back from the pavement edge by a front driveway and a grassed front garden amenity area. Further garden amenity space is set to the rear of the property which includes a timber built outbuilding within. The existing dwelling is composed of brick and tile hanging to the walls and concrete roof tiles.

The sites locality is primarily characterised by detached residential dwellings of a traditional estate style appearance. Tile hanging and cladding at first floor level offers some visual interest and variance amongst the street scene.

The site is set within the Copthorne settlement boundary as defined by the District Plan.

APPLICATION DETAILS

The proposal would develop a single storey rear extension which would measure at approximately 3.5m in maximum length, 5.3m in width, 2.4m high to the eaves and 3.4m high to the top of the lean to roof.

A two storey extension would also be developed to the rear elevation. This would measure at circa 3m in length, 4.4m wide, 5m high to the eaves and 6.1m to the ridge.

To the front of the dwelling, a new oak framed porch would be developed. This would measure at circa 1.5m in length, 2.5m wide, 2.3m high to the eaves and 3.3m high to the ridge. The proposal would also include the recladding of the property at first floor level which would remove the existing tile hanging and replace with timber cladding.

Proposed external materials would feature matching exterior brickwork, timber posts and matching 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 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

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 June 2021)

The Relevant Policies:

CNP1.2 Local Amenities

CNP1.6 Building Extensions

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 hearings were concluded on the 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:

DPS1 - Climate Change

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)

The National Planning Policy Framework (NPPF) 2024 is a material consideration. Paragraphs 2, 8, 11, 39, 48, 131, 135 & 139.

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 Amenities
- Biodiversity Net Gain

Design and Character

Policy DP26 of the 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 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'*

Policy CNP1.6 of the Copthorne Neighbourhood Plan is considered to have similar ethos and supports developments which utilise compatible materials with the existing buildings among other matters.

Principle DG49 of the Mid Sussex Design Guide states:

'Extensions should typically use simple, uncomplicated building forms to compliment 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.'

Additionally, Principle DG50 as set out within the Design Guide, relates to front extensions:

'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.'

In terms of rear extensions, principle DG51 states:

'Rear extensions which are not visible from the street and do not negatively impact on neighbouring properties can be expressed in many forms, including by adopting a contemporary architectural approach. With reference to DG49, they should nevertheless have consideration for the character of the existing building and the relationship of the extension with the side boundaries and adjacent buildings and gardens'

It is considered that the existing building line along the streetscene moving north is not entirely uniform, with properties displaying varying set backs from the pavement edge. The application dwelling is set away from the roadside by an existing driveway and garage and the building line is not entirely consistent with the adjacent neighbour at No.25. The proposed porch would be of a limited overall size and scale and would not break an established uniform building line. Furthermore, the use of the timber posts and single storey scale would likely allow this element to be read as subservient towards the main dwelling.

The existing tile hanging would be removed at first floor level and replaced with timber cladding. It is considered that this would likely give rise to a more contemporary appearance. This alteration would not likely be viewed out of context with other dwellings as properties on the opposite side of Erica Way have been reclad at first floor level.

To the rear of the dwelling, a new single and two storey extension would be developed. It is considered that these elements would be sited within a visually discrete position in terms of public vantage points. The proposed two storey extension would increase the overall bulk of the property, however the offset of 0.5m from the original dwellings ridge would allow this extension to be read as a later addition. The proposed single storey extension would use a lean to roof form and is considered to appear subservient towards the main dwelling.

The proposed development is considered to comply with the provisions of policy DP26 of the District Plan, policy CNP1.6 of the Copthorne Neighbourhood Plan and the Mid Sussex Design Guide.

Impact on Neighbouring Amenities

Policy CNP1.2 of the Copthorne Neighbourhood Plan states that proposals should not cause 'unacceptable harm' to neighbours amenity whereas policy DP26 of the MSDP states that development 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. There is therefore some conflict between the District Plan and Neighbourhood Plan in this respect. 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 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.

The proposed extension would be sited approximately 1.4m away from the shared boundary with No.25 to the north. There are two windows to the rear elevation of No.25 which appear to be unobscured glazed and serve a downstairs study and upstairs bedroom.

In terms of light impact to the rear windows, Principle DG47 of the Design Guide states among other matters that all dwellings should benefit from daylight and sunlight levels that conform to BRE (Better Regulation Executive) standards. Further guidance is set out within the "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice" document. The "45 degree approach" should be taken whereby a 45 degree line is drawn from the top of the elevation and a second 45 degree line is taken from the end of the projection. If the neighbouring properties window lies within the centre of both lines, then the building will likely cause a significant reduction in light received to the concerned window. This guidance is taken as a rule of thumb and each planning application is assessed based on its own merits.

When assessed against the 45 degree test in plan and elevational format, the proposed extension would likely pass. As such, it is not considered that the proposed rear extension would give rise to significant harm through the loss of light to the neighbouring dwelling.

The proposal would also introduce an expanse of blank two storey elevation within a close proximity to the shared boundary. Concerns were raised through the application process and the Applicant since revised the scheme to reduce the two storey extensions projection to 3m from the originally proposed 3.5m. It is considered that this reduction coupled with the small yet important offset from the shared

boundary would be sufficient to overcome a significantly harmful impact through the extension being overbearing.

A new first floor master bedroom window would be added to the rear elevation of the two storey extension. It is considered that this would be set in excess of 20m from No.36 Calluna Drive and therefore it is not considered that there would be a significant overlooking impact. Furthermore, there would be several new rooflights added to the roofslope of the single storey rear extension. These are considered to provide light rather than outlook and are considered to result in an acceptable impact in terms of overlooking.

A number of new windows would be added to the side (north) elevation at both ground and first floor level. It is considered that these windows would generally serve non habitable rooms apart from the kitchen/dining room at ground floor level and master bedroom at first floor.

There is a neighbouring first floor side (south) elevation window which utilises obscured glazing and serves a landing area. The proposed dining room window at ground floor level is considered to offer limited outlook as it would be limited in size and positioned at a high level. Furthermore, the proposed kitchen window would be limited in outlook and views towards the neighbouring site would be obscured by the existing fence. However, a condition ensuring that the proposed side elevation windows at first floor level remain obscured glazed in perpetuity is considered relevant and necessary should planning permission be granted.

Accordingly, the proposal is considered to comply with the provisions of Policy CNP1.2 of the Copthorne Neighbourhood Plan in terms of neighbouring amenities.

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 appropriate in terms of design and will not negatively impact on the host dwelling nor its immediate setting and will not harm neighbouring amenities.

The proposal will comply with policies DP26 of the District Plan, policies CNP1.2 and CNP1.6 of the Copthorne Neighbourhood Plan, the MSDC Design Guide and the requirements of the NPPF.

Decision: Permission

Case Officer: Stefan Galyas