

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1889	Case Officer:	Andrew Horrell
Application Type:	Householder Application		
Proposal:	Demolition of existing rear conservatory and main roof chimney, construction of new ground floor rear extension, construction of new first floor side extension, as well as roof to existing rear extension and a roof terrace above, alterations to rear first floor windows.		
Site:	Catkins, 32 Hammerwood Road, Ashurst Wood, East Grinstead, West Sussex, RH19 3TG, ,		
Validation Date	30 Jul 2026	Overall Expiry Date:	2 Sep 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	29 Sep 2026
Target Date:	24 Sep 2026	Recommending Officer Signature:	Andrew Horrell

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	30 Sep 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1889

**Catkins, 32 Hammerwood Road, Ashurst Wood, East Grinstead, West Sussex, RH19 3TG,
Demolition of existing rear conservatory and main roof chimney, construction of new ground
floor rear extension, construction of new first floor side extension, as well as roof to existing rear
extension and a roof terrace above, alterations to rear first floor windows.
Mr And Mrs Boreham**

SUMMARY OF REPRESENTATIONS

None received

SUMMARY OF CONSULTEES

None

PARISH COUNCIL OBSERVATIONS

No objection

INTRODUCTION

Planning permission is sought for the demolition of existing rear conservatory and main roof chimney, the construction of new ground floor rear extension, construction of new first floor side extension, as well as roof to existing rear extension and a roof terrace above, alterations to rear first floor windows.

RELEVANT PLANNING HISTORY

Single storey rear extension and front extension approved in 1980s,

SITE AND SURROUNDINGS

Catkins is a two-storey pitched roofed dwelling, with hipped roofed front extension and garage and single storey rear extensions. The walls are a mix of face brickwork, pebbledash and painted render with aluminium doors and windows. There is a slight slope to rear garden

To the north of the site is the driveway to highway beyond, to the south of the site is the slightly sloped rear garden with close boarded fencing to neighbour (Ashurst, Lewes Road) beyond, to the west of the site is the adjacent No.30 (characterised by a rear extension) and to the east is the adjacent No.34 (characterised by a rear extension).

The site is within the built-up area of Ashurst Wood.

APPLICATION DETAILS

The existing rear conservatory to be removed approximately measures 5m in maximum depth, 3.2m in width with a height to eaves of 2.5m and an overall height of 3.2m

The main roof chimney is also to be removed.

The proposed ground floor rear extension approximately measures 6.5m in depth, 5m in width with a height to eaves of 2.8m and an overall height of 3.9m with three side rooflights which measure 1.4m by 0.94m each.

The proposed first floor side extension approximately measures 3.7m in depth, 1.5m in width with a height to eaves of 5.4m and an overall height of 7.3m. This serves a bathroom and increases a rooflight.

The existing single storey rear extension is to be altered to a flat roofed extension with a roof terrace above with 1.1m high obscure glazed screening is proposed with alterations to existing first floor Juliet balcony and ground floor doors to be increased from three pane and four pane.

The first-floor rear elevation of the bedroom served by the balcony is to be changed to timber 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 Ashurst Wood 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:

DP16 - High Weald AONB

DP26 - Design and Character

Ashurst Wood Neighbourhood Plan

The Neighbourhood Plan was made on 30th June 2016.

Relevant policies:

ASW11 - Development within the built-up area

ASW14 - Design and Character

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 is currently at Examination with initial hearings held in February/March 2026. The Council has consulted on Main Modifications which are required to ensure the plan is legally compliant and sound with further Hearings taking place in November 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:

DPC4: High Weald Area of Outstanding Natural Beauty

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.

The High Weald Area of Outstanding Natural Beauty Management Plan 2024-2029

National Planning Policy Framework (NPPF) (August 2026)

ASSESSMENT

Design and Character

Policy DP26 of the District Plan relates to character and design. In addition, policy ASW14 of the Neighbourhood Plan has a similar ethos. However, policy DP26 of the Mid Sussex District Plan and ASW14 of the Neighbourhood Plan are considered to have very limited weight as they are materially inconsistent with the NPPF, and greater weight should be given to policy DP3 of the NPPF.

Policy DP3 in part states:

'To create well-designed places, development proposals should also reflect relevant aspects of the following principles, as appropriate to the nature of the development and its location.

e. Built Form: use the pattern of buildings to define the arrangement of streets, squares and other spaces, promote compact forms of development to optimise the site's potential, distinguish between public and private areas, create focal points and, where appropriate, enhance views into and out of the scheme;

g. Identity: create visually attractive, distinctive and characterful development to establish or maintain a strong sense of place and pride, including through the use of a coherent palette of materials, design features and planting'.

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'.

Principle DG50 of the Mid Sussex Design Guide relates specifically to side extensions and states:

'Side extensions should normally be subservient to the original dwelling and typically be set-back from the front of the house to help define the original building.

The gaps between dwellings can sometimes positively contribute to articulating (for example, through the consistent rhythm of repeated houses) and adding interest in a street frontage or by providing views / visible connections to the surrounding countryside. Side extensions will therefore need to appropriately respond to the character of the street form and will not normally be accepted where they close an important gap and view'

Principle DG51 of the Mid Sussex Design Guide SPD relates specifically to rear extensions states the following:

'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'.

Extensions characterise this and neighbouring properties, including rear extensions at No.30 (11/02783/FUL and DM/22/3636).

The proposed single storey rear extension is a modest enlargement to the existing conservatory. The proposed first floor side extension is a modest and subservient enlargement to the existing dwelling. The proposed works broadly use matching materials. Whilst the introduction of timber cladding is a new element, it will not be out of character with a mixed streetscene and would not be publicly visible as located at the rear of the property only.

Therefore, the proposal is deemed to comply with policy DP26 of the Mid Sussex District Plan, policy ASW14 of the Ashurst Wood Neighbourhood Plan, principles DG49-DG51 of the Mid Sussex Design Guide SPD and policy DP3 of the NPPF.

Impact on residential amenity

In assessing the potential impact of the proposed development works upon the neighbouring amenities consideration needs to be given to District Plan Policy DP26. Policy ASW14 of the Neighbourhood Plan has a similar ethos.

However, policy DP26 and the neighbourhood Plan policy are considered to have very limited weight as they are materially inconsistent with the NPPF, and greater weight should be given to policies L2 and P3 of the NPPF.

Policy L2 of the NPPF relates to Making effective use of land and in relation to additional development within existing plots states in part that proposals should:

'Maintain safe access and egress for occupiers and users, and acceptable living standards for residents and neighbours in terms of access to daylight, sunlight, privacy and external amenity space'

Policy P3 of the NPPF relates to Living conditions and pollution and states in part that development proposals should:

'Not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers, or unacceptable levels of air, noise, artificial light, water, soil or other forms of pollution on or beyond the site. Adverse impacts of this nature should be avoided where possible, or else mitigated to an acceptable degree. Where possible, opportunities should be taken to reduce pollution affecting the wider area (such as through traffic and travel management or improved external lighting)'

Given the single storey nature of the rear extension and the inset location of the first-floor side extension, the impact on light and outlook is not deemed unacceptably harmed. No harm to neighbouring amenities is expected from the proposed ground floor rear extension. The first-floor side extension will have no openings outside of a rooflight, therefore the level of overlooking and loss of privacy is deemed no more harmful than the existing.

It is noted that this is an existing balcony of sorts (some 3.3m in depth and 4m in width) serving the main bedroom with only a 0.78m high wall as privacy protection.

With the creation of a more formalised first-floor balcony (some 3.89m in depth and 3.5m in width), whilst there is the potential for increased overlooking towards neighbouring rear gardens, it is not considered that the proposed balcony will make a material difference to the level of potential overlooking compared to the existing situation.

Therefore, this element would be no more unacceptable than the existing overlooking from existing balcony or the level of overlooking expected within the built-up area.

Therefore, in terms of neighbouring amenities, the proposal complies with policy DP26 of the Mid Sussex District Plan and policies L2 and P3 of the NPPF.

Impact on the High Weald AONB

The site is within the High Weald National Landscape.

The legal framework for AONBs (also known as National Landscapes) in England and Wales is provided by the Countryside and Rights of Way Act 2000 (CRoW Act) which at Section 82 reaffirms the primary purpose of AONBs: to conserve and enhance natural beauty. Section 84 of the CRoW Act requires Local Planning Authorities to *'take all such action as appears to them expedient for accomplishment of the purpose of conserving and enhancing the natural beauty of the AONB'*. The Levelling-up and Regeneration Act (2023) amended Section 85 of the CRoW Act, to create a new duty on relevant authorities to *'seek to further the purpose of conserving and enhancing the natural beauty of the area' when discharging their functions in AONBs'*. A similar ethos is found within The High Weald Area of Outstanding Natural Beauty Management Plan which is a material consideration in the determination of planning applications in the AONB.

DP16 of the Mid Sussex District Plan relates to conserving and enhancing the natural beauty of the High Weald AONB (National Landscape).

However, policy DP16 of the District Plan is considered to have very limited weight as it is materially inconsistent with the NPPF, and greater weight should be given to policy N4 of the NPPF.

Policy N4 of the NPPF states:

'Development proposals within Protected Landscapes should be limited in scale and extent and sensitively located and designed to avoid harm to the statutory purposes and special qualities of the Protected Landscape. Substantial weight should be placed on the importance of conserving and enhancing the natural beauty of these areas, and to conserving and enhancing wildlife and cultural heritage in National Parks and the Broads'.

As all works are sited within a domestic garden within the built-up area of Ashurst Wood and are as noted above deemed in character with the existing dwelling, the proposal is deemed to conserve the natural beauty of the High Weald National Landscape. The proposal therefore complies with policy DP16 of the Mid Sussex District Plan and policy N4 of the NPPF.

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 design of the proposal is considered acceptable as it is deemed in character with the area, it will not cause harm to neighbouring amenities and will conserve the natural beauty of the High Weald National Landscape.

It is therefore considered that the proposal will accord with District Plan Policies DP16 and DP26, ASW11 and ASW14 of the Ashurst Wood Neighbourhood Plan and policies DP3, L2, P3 and N4 the NPPF.

This application is therefore recommended for approval.

Decision: Permission

Case Officer: Andrew Horrell

