

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1371	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Demolition of existing garage. Erection of new garage and studio.		
Site:	Inglewell, Sandhill Lane, Crawley Down, Crawley, West Sussex, RH10 4LB, ,		
Validation Date	28 May 2025	Overall Expiry Date:	20 Jun 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	11 Jul 2025
Target Date:	23 Jul 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>Steven King</i>	Date:	14 Jul 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1371

**Inglewell, Sandhill Lane, Crawley Down, Crawley, West Sussex, RH10 4LB,
Demolition of existing garage. Erection of new garage and studio.
Mr Paul Barber**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

NATURE SPACE

No objection.

PARISH COUNCIL OBSERVATIONS

Defer to Officer.

INTRODUCTION

Planning permission is sought to demolish and existing garage and replace this with a garage and studio.

RELEVANT PLANNING HISTORY

WP/001/99- First floor side extension and rear porch. Permission.

DM/22/1170- Double storey rear extension. External materials to match existing property. Home refurbishment with window replacement. Description amended to include raised terraced area to rear with amended plans received to show raised terrace. Permission.

DM/23/1432- Two storey rear extension. Two storey front extension. Rear Patio. Permission.

DM/24/0661- Discharge of planning condition number 4 relating to planning application DM/23/1432. Permission.

DM/24/2768- Two storey rear extension. Two storey front extension. Rear Patio. Permission.

SITE AND SURROUNDINGS

Inglewell is a detached two storey dwelling. It is constructed of red brick with grey upvc windows and a plain tile roof. The property benefits from off road parking to the front of the property and a detached garage to the rear and side of the property.

The property is located within the built-up area of Crawley Down. Neighbouring properties are located to the northwest and southeast. There is an area of trees to the east of the property. the highway is located to the west.

APPLICATION DETAILS

The application seeks to demolish an existing garage and replace this with a connecting garage and studio. This would measure some 11.6 metres in width and some 4.2 metres in depth. This would have a gable roof with a height to the ridge of some 4 metres. This would be constructed of red brick, with oak cladding and grey-brown ceramic roof tiles to match the existing. It is proposed to install 2 no. windows, one set of oak doors on the front (southwestern) elevation, 1 set of bi-fold doors and 1 set of stable doors on the side (northwestern) elevation. These would be aluminium anthracite to match the existing. It is also proposed to install a window on the rear (northeastern) elevation.

It also proposed to install an oak balustrade with iron spindles around a paved area to the west of the studio. This would have a maximum height of 1 metre.

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 Crawley Down 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

Crawley Down Neighbourhood Plan made in 2016.

Relevant policies:

Policy CDNP04.1- Building Extensions.

CDNP04.3- Loss of existing car parking

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
- Parking
- 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.'*

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.'

Policy CDNP04.1 of the Crawley Down Neighbourhood Plan relates to building extensions and states: *'Building extensions will be permitted provided they are in accordance with the Neighbourhood Plan and meet the following criteria: a) The scale, height, and form of the extension should be subservient to the existing building, and should be in character with the street scene. Where appropriate, special regard should be had to sustaining and enhancing the setting and features of heritage assets and the Areas of Townscape Character. b) The traditional boundary treatment of an area is retained and where feasible reinforced. c) Suitable access and on-site parking is provided without detriment to neighbouring properties. d) Amenities such as access, noise, privacy, daylight, sunlight and outlook of adjoining residents are safeguarded. e) Gaps which provide views out of the village to surrounding countryside are maintained. f) Materials are compatible with materials of existing/surrounding buildings.'*

The proposed single storey outbuilding would be of a modest scale and would be subordinate in height to the existing dwelling. It is considered that the gable roof design of the outbuilding would coordinate well with the existing property and that the outbuilding would be of a similar character and design to the existing dwelling. As the proposal includes materials to match the existing, it is considered that the development would provide a consistent finish.

Taking into account the above, the proposal is considered to address the scale and character of the existing and surrounding buildings and townscape. As such the proposal is deemed to comply with the above part of policy DP26 of the District Plan, policy CDNP04.1 of the Neighbourhood Plan and principle DG49 of the Mid Sussex Design Guide SPD.

Parking

Paragraph 116 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or residual cumulative impacts on the road network would be severe.

Additionally, Policy DP21 of the District Plan requires development proposals to protect the safety of road users and pedestrians.

Policy CDNP04.3 of the Crawley Down Neighbourhood Plan relates to the loss of existing car parking and states:

'Subject to the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) developments within the defined village boundary which propose to remove recognised off-road parking spaces on a site will only be permitted where alternative provision is made which increases or maintains the number of accessible parking spaces available on or within the immediate vicinity of the site. In cases where planning permission is necessary for alterations and extensions to properties support will not be given for the conversion of garage space to habitable rooms/residential use unless there is adequate space to park cars off street in line with the parking standards in appendix 1.'

The proposed development would demolish the existing garage and would construct an enlarged new garage, connected to a studio. As this would not result in the loss of a parking space at the property it is therefore considered that the proposal would result in an acceptable impact with regard to highways and accords with Policy DP21 of the District plan and Policy CDNP04.3 of the Crawley Down Neighbourhood Plan.

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);'

On the northwestern side is Rustlings. Windows and doors proposed on the side (northwestern) elevation. Given the separation distance of some 16 metres from the shared boundary and the setback position of this neighbour it is not considered that the development would give rise to significant overlooking concerns. As the development is single storey in nature it is not considered that the proposal would cause significant harm to the outlook or light of this neighbour.

On the southeastern side is Enodoc. Given that the proposal will replace an existing garage with a similar footprint and height to the existing, it is not considered that the proposal would cause significant harm to the light or outlook of this neighbour. As no windows are proposed on the side (southeastern) elevation it is not considered that the proposal would give rise to any overlooking concerns.

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-mentioned 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, policies CDNP04.1 and CDNP04.3 of the Crawley Down Neighbourhood Plan and the relevant provisions of the NPPF. The application is therefore recommended for approval.

Decision: Permission

Case Officer: Catherine Cardin