

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1143	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Single storey extension to rear elevation, new first floor extension built over existing garage, removal of existing single storey side extension and removal of existing chimney.		
Site:	18 Squires Close, Crawley Down, Crawley, West Sussex, RH10 4JQ, , ,		
Validation Date	5 Jun 2026	Overall Expiry Date:	24 Aug 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	2 Oct 2026
Target Date:	31 Jul 2026	Recommending Officer Signature:	Catherine Cardin

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	2 Oct 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1143

**18 Squires Close, Crawley Down, Crawley, West Sussex, RH10 4JQ, ,
Single storey extension to rear elevation, new first floor extension built over existing garage,
removal of existing single storey side extension and removal of existing chimney.
Mr Ross Pavitt**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

MSDC Tree Officer

No objection.

Southern Water

No objection.

PARISH COUNCIL OBSERVATIONS

Worth Parish Council Supports this application.

INTRODUCTION

The application seeks planning permission for the erection of a single-storey rear extension, a first-floor side extension over the existing garage, an extension to the pitched roof over the existing garage and a front porch, together with the demolition of the existing single-storey side extension and removal of the existing chimney.

RELEVANT PLANNING HISTORY

There is no relevant planning history.

SITE AND SURROUNDINGS

The application property is a two-storey detached dwelling. The property is characterised by red brick, white fenestration and grey concrete roof tiles. The property benefits from an attached double garage and off-street parking to the front of the property which accommodates approximately four cars.

The property lies within the built-up area boundary of Crawley Down. Neighbouring properties are located to the south, east and west. The public highway lies to the south.

APPLICATION DETAILS

The proposed rear extension would measure approximately 11.8 metres in width and 4.9 metres in depth. This would incorporate a flat roof with a maximum height of approximately 2.7 metres. Sliding patio doors and two windows are proposed on the rear (northern) elevation. Two rooflights are also proposed.

The proposed first-floor extension would measure approximately 2.8 metres in width and 7.1 metres in depth. This would incorporate a pitched roof with a ridge height of approximately 7.5 metres and an

eaves height of 5 metres. Windows are proposed on the front (southern) elevation and rear (northern) elevation at first-floor level.

In addition, it is proposed to extend the roof over the existing garage. This would measure approximately 6.7 metres in width and 1.9 metres in depth. This would have a pitched roof with a maximum height of approximately 3.3 metres and an eaves height of 2.3 metres. The roof would be finished in plain concrete roof tiles to match the existing dwelling.

The proposed porch would measure approximately 2.2 metres in width and 1.2 metres in depth. This would incorporate a pitched roof with a ridge height of approximately 3.4 metres and an eaves height of 2.4 metres. This would be timber framed and would rest on two brick plinths.

It is also proposed to remove the existing chimney.

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:

DP21 - Transport

DP26 - Character and Design

DP37 - Trees, Woodland and Hedgerows

Site Allocations DPD

The SADPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

No relevant policies

Neighbourhood Plan

Crawley Down Neighbourhood Plan was made in 2016.

Relevant policies:

Policy CDNP04.1 - Building Extensions.

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:

DPB1 - Character and Design

DPS2 - Sustainable Design and Construction

DPN4 - Trees, Woodland and Hedgerow

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) (August 2026)

ASSESSMENT

It is considered that the main issues that need to be considered in the determination of this application are as follows:

- Character and design
- Neighbouring amenity
- Impact on trees
- Biodiversity net gain

Character and design

Policy DP26 of the District Plan relates to character and design. Policy CDNP04.1 of the Crawley Down Neighbourhood Plan contains a similar ethos. However, these 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.

Principle DG49 of the Mid Sussex Design Guide relates to general principles for extensions and requires that extensions should fit in with both the existing house and its surroundings, appearing as a subordinate addition rather than overwhelming or competing with the original building.

Principle DG50 of the MSDC Design Guide seeks side extensions that remain subservient to the original dwelling, preserve the character of the street scene, and avoid closing important gaps between properties that contribute to local character or valued views.

Principle DG51 of the MSDC Design Guide relates to rear extensions and supports extensions of varied design, including contemporary approaches, provided they respect the character of the host dwelling, relate appropriately to neighbouring properties and boundaries, and do not harm residential amenity.

Policy DP3 of the NPPF sets out the key principles for well-designed places. This sets out in part that proposals should respond to their context, so that they integrate with and enhance their surroundings, including through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets.

The property lies within the built-up area boundary of Crawley Down.

The first-floor side extension over the existing garage would be set back from the front of the property, helping to clearly define the original building. Whilst the extension would not be set down from the ridge, the incorporation of a gabled roof reflects the character and architectural form of the host dwelling, ensuring that the original building remains the dominant and legible element. The extension would not

appear dominant or visually disruptive within the street scene, and the use of materials to match the existing dwelling would ensure a cohesive, sympathetic and well-integrated design. The front porch and pitched roof over the garage would be modest in scale and design and would not dominate the host dwelling.

The proposed single-storey rear extension is considered to be of an appropriate scale and design in relation to the existing property. Whilst the extension would reduce the visual gap between the dwelling and its western neighbour, sufficient separation would remain and the proposal would not result in a terracing effect or otherwise erode the spacious character of the street scene. The proposed flat roof is considered acceptable in design terms. As the rear extension would not be visible from the public realm, it is not considered to harm to the character and appearance of the area.

Whilst chimneys form part of the character of the street scene, given the chimney's modest scale and limited prominence, the removal of the chimney is not considered to result in unacceptable harm to the character and appearance of either the property or the surrounding area.

As such, the proposal is not considered to result in harm to the character or appearance of either the host dwelling or the surrounding area. The development therefore complies with Policy DP3 of the NPPF, Policy DP26 of the Mid Sussex District Plan, Policy CDNP04.1 of the Crawley Down Neighbourhood Plan and the relevant principles of the Mid Sussex Design Guide SPD.

Neighbouring amenity

Policy DP26, in part, seeks to ensure that new development does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings. Policy CDNP04.1 of the Neighbourhood Plan requires that *the privacy, daylight, sunlight and outlook of adjoining residents are safeguarded*. However, these policies 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. Part L2(1dii) requires proposals to maintain *'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. Part 2(b) of this policy requires proposals *'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'*.

To the west of the application site lies 20 Squires Close. The proposal would result in an increase in built form towards this neighbouring property. The neighbouring dwelling has a ground-floor side window serving a playroom. Given the approximately 2.7-metre separation distance, the set-back of No. 18 within its plot and the pitched roof forms of the proposed extensions, it is not considered that the proposal would have an unacceptable impact on the outlook or access to light enjoyed by this neighbouring property. As no windows are proposed within the western side elevation, the proposal would not result in unacceptable harm to the privacy of the occupants of this neighbouring dwelling.

To the east of the application site lies 16 Squires Close. Owing to the orientation of the properties and the position of the proposed side extension on the opposite side of the dwelling, the proposed first-floor extension would have limited visibility from this neighbouring property. Given the single-storey and modest nature of the rear extension, it is not considered that the proposal would have an unacceptable impact on the light and outlook of this neighbouring property. As no windows are proposed within the eastern side elevation, it is not considered that the proposal would result in unacceptable harm to the privacy of this neighbouring dwelling.

Given the scale and domestic nature of the proposed works, it is considered that there would not be unacceptable harm in terms of noise, air and light pollution.

It is therefore considered that the proposal would not cause unacceptable harm to the amenities of neighbouring properties. The proposal accords with the relevant criteria of Policy DP26 of the District

Plan and Policy CDNP04.1 of the Crawley Down Neighbourhood Plan, and Policies L2 and P3 of the NPPF.

Impact on trees

Policy DP37 of the District Plan relates to trees. However, this is considered to have very limited weight due to the publication of the NPPF, and greater weight should be given to Policy N2 of the NPPF.

Policy N2 of the NPPF relates to improving the natural environment. Part 1(a) of this policy requires that proposals should *'consider the environmental qualities of land proposed for development, including habitats, landscape character and the natural beauty of the countryside, and identify opportunities for those qualities to be conserved or enhanced (including through requirements for biodiversity net gain where these apply).'*

There are two trees in proximity of the development. The MSDC Tree Officer has raised no objection to the proposal and your Planning Officer agrees with their comments. The proposal is therefore considered to comply with the relevant criteria of Policy DP37 of the District Plan and Policy N2 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 proposed development would preserve the character and appearance of the host dwelling and surrounding area and would not result in unacceptable harm to residential amenity and would have an acceptable impact on nearby trees. The proposal therefore accords with Policies DP26 and DP37 of the District Plan, Policy CDNP04.1 of the Neighbourhood Plan and Policies DP3, L2, P3 and N2 of the NPPF. Planning permission is therefore recommended for approval.

Decision: Permission

Case Officer: Catherine Cardin