

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1253	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Proposed open porch to front elevation		
Site:	Blendon, Brookhill Road, Copthorne, Crawley, West Sussex, RH10 3PJ, ,		
Validation Date	22 Jun 2026	Overall Expiry Date:	14 Jul 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	3 Aug 2026
Target Date:	17 Aug 2026	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:		Date:	
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1253

**Blendon, Brookhill Road, Copthorne, Crawley, West Sussex, RH10 3PJ,
Proposed open porch to front elevation
Mr Robin Chatfield**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

None received.

PARISH COUNCIL OBSERVATIONS

Worth Parish Council Supports this application.

INTRODUCTION

Planning permission is sought for the construction of a porch.

RELEVANT PLANNING HISTORY

02/01104/FUL- Single garage. Permission.

04/02206/FUL- Single storey extension to side of property and rooms in new and existing roof with dormers to front and rear. Withdrawn.

05/00002/FUL- Single storey extension to side of property and rooms in new and existing roof with dormers to front and rear. Permission.

07/00821/FUL- Single storey extension to rear of property. Permission.

SITE AND SURROUNDINGS

The application property is a two-storey detached dwelling. The property is characterised by brown uPVC fenestration, cream coloured render and a plain tile roof. The property has been previously extended and benefits from a garden to the eastern side of the property.

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

APPLICATION DETAILS

The proposed porch would measure approximately 3.2 metres in width and 1.7 metres in depth. This would incorporate a pitched roof with a ridge height of approximately 3.7 metres and an eaves height of approximately 2.8 metres. This would have rendered masonry, two oak timber posts and a tiled roof.

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 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.

Relevant policies:

No relevant policies.

Neighbourhood Plan

Copthorne Neighbourhood Plan was made in September 2021.

Relevant policies:

CNP1- General Development Requirements

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 hearings were concluded on 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:

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
- Biodiversity Net Gain

Design and Character

Policy DP26 of the District Plan relates to character and design and requires all proposals to be well designed and reflect the distinctive character of the towns and villages, while being sensitive to the countryside, as well as addressing the character and scale of the surrounding buildings and landscape. In part, the policy requires proposals to be of a high-quality design and layout, incorporate appropriate landscaping and greenspace, create a strong sense of place and respond positively to the character and scale of surrounding buildings and the landscape.

Policy CNP1.6 of the Neighbourhood Plan supports extensions to existing buildings where, amongst other matters, they are no higher than the existing building, do not conflict with traditional boundary treatments, and use materials compatible with existing and surrounding buildings.

Principle DG49 of the MSDC Design Guide requires extensions to be well related to the original dwelling and informed by local character. Extensions should be subordinate to, and integrated with, the existing building in terms of scale, form and massing, ensuring that the original dwelling remains the dominant element. Simple building forms are encouraged, along with the alignment of window and door patterns and the use of matching or otherwise appropriate materials. Proposals should also avoid causing significant loss of private amenity space.

Principle DG50 of the MSDC Design Guide relates to front extensions and states that:

'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 application relates to an established residential area of Copthorne characterised by properties of varying ages and designs. The proposed front porch would face onto Calluna Drive. Whilst the immediate street scene does not contain front porches, examples of front porches and entrance canopies are evident within the wider locality.

Although the porch would not be set well back from the road, as encouraged by principle DG50 of the Mid Sussex Design Guide SPD, it would be of a modest scale and simple design that responds appropriately to the host dwelling. Furthermore, the use of materials to match the existing dwelling would ensure a coherent and consistent appearance.

It is also proposed to remove a section of hedge to provide pedestrian access between the front entrance and the public footpath. Given the limited extent of the removal and the modest scale of the proposal, it is not considered that this would result in significant harm to the character and appearance of the street scene.

Taking the above into account, the proposal would not appear incongruous within the street scene and would respect the character and appearance of both the existing dwelling and the surrounding area. The development is therefore considered to comply with Policy DP26 of the Mid Sussex District Plan, Policy CNP1.6 of the Copthorne Neighbourhood Plan and the relevant design objectives of principles DG49 and DG50 of the Mid Sussex Design Guide SPD.

Neighbouring Amenities

In terms of impact on neighbouring amenities, Policy DP26 of the District Plan states proposals 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'*..

Policy CNP1 of the Neighbourhood Plan requires that proposals should not *'cause unacceptable harm to the amenity (including general activity, access, noise, privacy, daylight, and sunlight) of existing and future occupants, both on site and nearby.'*

As such there is some conflict between the two policies.

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 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 the amenities of existing nearby residents.

To the west of the application site lies Stoney Gleam. The porch extension would be offset from the shared boundary by approximately 10 metres. Due to this distance between the properties, it is not considered that there would be unacceptable loss of light or outlook to this neighbouring property.

To the north of the application site lies Inglenook Cottage. Given that the proposal would be screened by the application property itself, it is not considered that there would be unacceptable loss of light or outlook to this neighbouring property.

Due to the domestic nature of the proposed development, it is considered that there would not be an unacceptable impact 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 and accords with Policy CNP1 of the Copthorne Neighbourhood Plan and 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

In conclusion, the proposed porch is considered acceptable in terms of its scale, design and appearance. It would respond appropriately to the character of the host dwelling and surrounding area and would not result in unacceptable harm to the amenities of neighbouring occupiers.

The proposal therefore accords with Policy DP26 of the Mid Sussex District Plan, Policy CNP1 and CNP1.6 of the Copthorne Neighbourhood Plan, the relevant principles of the Mid Sussex Design Guide SPD and the provisions of the NPPF.

Decision: Permission

Case Officer: Catherine Cardin