

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2761	Case Officer:	Stefan Galyas
Application Type:	Householder Application		
Proposal:	Proposed roof extension to create additional 2no bedrooms including 2no dormers to the front and 8no velux roof lights		
Site:	Lismore, West Lane, East Grinstead, West Sussex, RH19 4HH, , ,		
Validation Date	27 Oct 2025	Overall Expiry Date:	25 Nov 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	10 Dec 2025
Target Date:	22 Dec 2025	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>Stephen Ashdown</i>	Date:	10 Dec 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2761

**Lismore, West Lane, East Grinstead, West Sussex, RH19 4HH, ,
Proposed roof extension to create additional 2no bedrooms including 2no dormers to the front
and 8no velux roof lights
Mr And Mrs Sims**

SUMMARY OF REPRESENTATIONS

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

SUMMARY OF CONSULTEES

There were no consultee comments received.

TOWN/PARISH COUNCIL OBSERVATIONS

Town Council: No comment.

INTRODUCTION

The application seeks planning permission for the development of a first floor side extension.

RELEVANT PLANNING HISTORY

13/01401/FUL - Proposed two storey rear, single storey rear and single storey front extension together with proposed loft conversion. Permission 20.06.2013.

13/03426/FUL - Proposed two storey rear, single storey rear and single storey front extension together with a loft conversion. Permission 04.12.2013.

SITE AND SURROUNDINGS

The application relates to Lismore, a detached two storey dwelling featuring a crown roof as well as a single storey crown roof side and rear extension. The existing dwelling is set to the south-western side of the road and is positioned back from the roadside verge by front garden amenity space as well as a gravel paved front driveway. The property is afforded ample garden amenity space to the rear with a terraced area immediately to the rear. The land gradually slopes downwards moving to the south-west and two timber-built outbuildings are positioned to the corners of the rear boundary with a swimming pool area between. The existing dwelling is composed of brickwork and render to the walls, a concrete tiled roof with lead dressing and black window units.

The sites locality includes a number of other detached dwellings set within sizable plots with mature tree planting to the front boundaries offering a verdant character to the area.

With regard to policy constraints, the site is located within the built-up area for East Grinstead. The site is also set within the West Hill and West Lane Area of Townscape Character.

APPLICATION DETAILS

The proposal would develop a first-floor side (south-west) elevation extension above the existing single storey element. The proposed extension would measure at circa 6.8m in maximum length, 9.6m wide, have an eaves height of 2.3m and a ridge height measuring at 6.4m. The proposed first floor extension would incorporate two hipped front dormers and several rooflights throughout. Proposed external

materials would comprise a timber framing with plain tile hanging and timber cladding to the walls and matching concrete 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 East Grinstead 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

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

East Grinstead Neighbourhood Plan (Made November 2016)

Relevant Policies:

Policy EG3 - Promoting Good Design

Policy EG12 - Car Parking

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 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:

DPS1 - Climate Change

DPS2 - Sustainable Design and Construction

DPB1 - Character and Design

DPT4 - Parking and Electric Vehicle Charging Infrastructure

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 2023)

The National Planning Policy Framework (NPPF) 2023 is a material consideration. Paragraphs 2, 8, 11, 38, 47, 115-117, 131, 135 & 139.

National Design Guide (Published January 2021)

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 Properties
- Impact on Highways and Parking
- Biodiversity Net Gain

Design and Character

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 EG3 of the East Grinstead Neighbourhood Plan seeks to promote good design through the following measures:

- a) The form of the proposed development is proportionate and in keeping with the scale, height, materials and site coverage of the surrounding area;*
- b) The layout of the proposed development respects the topography and character of the site, protects important landscape features and does not harm adjoining amenity;*
- c) The proposal does not result in the loss of buildings or spaces that would have an unacceptable impact on the character of the area;*
- d) The proposal ensures satisfactory means of access for vehicles and pedestrians and provides adequate parking, cycle storage and refuse facilities on site;*
- e) The design of new buildings and the layout of spaces, including footways, car and cycle parking areas, should be permeable and provide connectivity with neighbouring areas;*
- f) New development must be inclusive and where appropriate make satisfactory provision for the safe and easy access for those with mobility impairment; and*
- g) The design of new developments must result in the creation of a safe and secure environment and incorporate adequate security measures and features to deter crime, fear of crime, disorder and anti-social behaviour; and*

h) Proposals make provision for green infrastructure and biodiversity enhancement.

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.'

Principle DG50 of the Mid Sussex Design Guide elaborates further on what constitutes 'good design' in relation to side extensions:

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.

The proposed first floor side extension would likely be reduced in overall perceived size and bulk due to the use of a hipped roof form and a significant offset from the original dwellings ridge height. This would help ensure that the extension has a degree of subservience towards the existing and is read as a later addition.

Whilst the proposed timber cladding to the side (south-western) elevation would not directly match the existing material palette displayed at the property, the timber would likely be viewed as a subservient material. Provided that this material would also be set within a relatively discrete position in terms of public views from the street scene, this contrast in materials is considered to be acceptable.

Two dormers would be positioned to the front of the proposed first floor extension. These dormers would utilise a hipped roof design and would be of an overall limited size and scale. Similar hipped roof dormer examples can be observed within the street scene across the road at Pilgrims Wood. It is therefore considered that the use of these front dormers would be appropriate given the sites context.

The proposal is therefore considered to comply with Policy DP26 of the District Plan and Policy EG3 of the East Grinstead Neighbourhood Plan.

Impact on Neighbouring Properties

In terms of impact upon 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 DP29);'

The proposed extension would be offset by circa 3.3m from the shared boundaries with both Bardon House and Langleys to the south-west. It is considered these aforementioned neighbouring dwellings would be offset from the shared boundary with only associated outbuildings being within the closest proximity. Moreover, the proposed first floor extension is considered to be of an overall limited size and scale, measuring at 2.3m high to the eaves. The use of the hipped roof would also minimise the extensions overall bulk. Accordingly, it is not considered that the proposed extension would give rise to a significant overbearing impact.

There would be two rooflights set to the side (south-western) hipped barn roof slope which have been annotated on the submitted plans to be positioned 1.7m above the floor level. In any instance, the existing side boundary also features mature evergreen boundary planting which would also act as a

privacy screen between the neighbouring sites. The proposed rooflights are considered to be used to supply light as opposed to be used for outlook and as such would not result in a significant overlooking impact.

Accordingly, the proposal is considered to comply with the provisions of DP26 of the Mid Sussex District Plan in terms of neighbouring amenities.

Impact on Highways and 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 EG12 of the East Grinstead Neighbourhood Plan states among other matters that permission will only be granted where vehicle parking provision is in accordance with West Sussex County Council adopted parking standards.

The proposed development would increase the number of bedrooms at the property from 5 to 7. According to the West Sussex County Council Guidance for residential parking standards, this would not increase the off-road parking demand further. The current off road parking space is considered to be spacious enough to sufficiently accommodate the required three car parking spaces in any case.

It is therefore considered that the proposal would result in an acceptable impact with regard to highways and accord with Policy DP21 of the District plan and Policy EG12 of the East Grinstead Neighbourhood 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 proposal is appropriate in terms of design, will not negatively impact on the host dwelling nor its immediate setting, will not harm neighbouring amenities and result in an acceptable highways impact.

The proposal will comply with Policies DP21 and DP26 of the District Plan, Policy EG3 of the East Grinstead Neighbourhood Plan and the requirements of the NPPF.

Decision: Permission

Case Officer: Stefan Galyas