

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2690	Case Officer:	Caroline Grist
Application Type:	Householder Application		
Proposal:	Proposed two storey side extension		
Site:	1 Copse Close, Crawley Down, Crawley, West Sussex, RH10 4LS, , ,		
Validation Date	21 Oct 2025	Overall Expiry Date:	14 Nov 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	11 Dec 2025
Target Date:	16 Dec 2025	Recommending Officer Signature:	<i>Caroline Grist</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	11 Dec 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2690

**1 Copse Close, Crawley Down, Crawley, West Sussex, RH10 4LS, ,
Proposed two storey side extension
Mr And Mrs D Francis**

SUMMARY OF REPRESENTATIONS

No representations have been received in response to this application.

SUMMARY OF CONSULTEES

Southern Water

Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue and no Southern Water assets will be affected. Therefore, Southern Water has no objections to this proposal.

District Licensing Officer

The proposed development is not considered to be relevant to the District Licensing Scheme in this case and we consider there would be no likely impact on great crested newts or their habitats. I therefore have no comments to make at this time.

PARISH COUNCIL OBSERVATIONS

Defer to officer.

INTRODUCTION

Planning permission is sought to construct a two storey side extension.

RELEVANT PLANNING HISTORY

There is no relevant planning history.

SITE AND SURROUNDING

1 Copse Close is a two storey, south facing, semi-detached dwelling. It is constructed of brick, with hanging tile at the first floor level, a roman tile roof and upvc windows. The dwelling is characterised by a lean to porch and has garden space to the side and rear. It also benefits from a detached garage to the north east of the dwelling.

The site is located within the built up area of Crawley Down. Neighbouring properties are situated to the north, east and west, whilst the highway is to the south. To the south of the site is the public highway. The dwelling is set back from the highway by a front garden.

APPLICATION DETAILS

Planning permission is sought to construct a two storey side extension. This would contain a living room at the ground floor level and a master bedroom, with en-suite and dressing room, on the first floor. It is to be some 4.1 metres wide and 7.8 metres deep. A hipped roof is proposed that would continue the existing eaves line and have a reduced ridge height of approximately 6.5 metres.

The extension is to be finished in materials to match the host dwelling, including an area of tile hanging at the first floor level.

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 Development Plan Document

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

There are no relevant policies.

Crawley Down Neighbourhood Plan

The Crawley Down Neighbourhood Plan was made on 28th January 2016.

Relevant policies:

CDNP04.1 - Building Extensions

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 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

DPS6 - Health and Wellbeing

DPB1 - Character and Design

Mid Sussex Design Guide Supplementary Planning Document

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

Design and impact on the character of the surrounding area

Policy DP26 of the Mid Sussex District Plan is relevant 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'.*

Policy CDP04.1 states that:

'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 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'.

In terms of side extensions, principle DG50 sets out they

'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 application relates to an established residential area within Crawley Down. 1 Copse Close is situated at the entrance to a cul-de-sac, with houses arranged around the turning head in semi-detached pairs. Surrounding properties have benefited from a variety of extensions.

Planning permission is sought to construct a two storey side extension. It is considered that the proposed extension has a level of subservience to the host dwelling, through having a reduced ridge height and being set back from the front and rear elevations. The pitched roof design would also reduce some of the visual bulk of the addition. It is considered that the proposed design would appropriately reflect the host dwelling and the use of materials to match would provide a consistent finish.

With regards to the impact on the streetscene, it is noted that, given the position of the extension, it would be widely visible from public vantage points. As set out, surrounding properties have undertaken a range of extensions, including two storey additions to the side, reducing the uniformity of the streetscene. The proposed extension is to be set back from the side boundary by up to 0.6 metres, providing some relief in the streetscene. It is therefore concluded that the proposal would not have a harmful impact on the character and appearance of the area.

Impact upon neighbouring amenity

Policy CDP04.1 states that proposals should 'safeguard' adjoining neighbours amenity whereas policy DP26 of the MSDP states that development 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. There is therefore some conflict between the District Plan and Neighbourhood Plan in this respect. 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 DP26 of the MSDP is considered to take precedence and therefore the test in this instance is whether the development causes significant harm to neighbouring amenities as outlined above.

In terms of the impact on neighbouring amenity, the position of the proposed extension in relation to neighbouring houses is such that it would not result in a loss of light or outlook to these properties. Due to the distances between neighbouring houses and the new windows, the development would not give rise to any significant overlooking concerns.

Given the domestic nature of the proposed development, there would not be a harmful impact in terms of noise, air or light pollution.

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 would accord with the requirements of policy DP26 of the Mid Sussex District Plan as well as policy CDNP04.1 of the Crawley Down Neighbourhood Plan. It is therefore considered acceptable.

Decision: Permission

Case Officer: Caroline Grist