

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1880	Case Officer:	Hamish Evans
Application Type:	Householder Application		
Proposal:	Proposed loft conversion including the addition of two front-facing dormers.		
Site:	2 Gordons Way, Pease Pottage, Crawley, West Sussex, RH11 9SJ, , ,		
Validation Date	23 Jul 2025	Overall Expiry Date:	14 Aug 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	15 Aug 2025
Target Date:	17 Sep 2025	Recommending Officer Signature:	Hamish Evans

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
--	--	-------------------------------	---

Signed and Agreed By:	Stephen Ashdown	Date:	15 Aug 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1880

**2 Gordons Way, Pease Pottage, Crawley, West Sussex, RH11 9SJ, ,
Proposed loft conversion including the addition of two front-facing dormers.
Mr Ben Buckstone**

SUMMARY OF REPRESENTATIONS

No third-party letters of representation have been received in respect of this application.

SUMMARY OF CONSULTEES

None received.

PARISH COUNCIL OBSERVATIONS

Slaugham Parish Council

Object, as proposed dormer alter the architecture of the street scene to the detriment of surrounding properties.

INTRODUCTION

The application seeks planning permission for a loft conversion which would include two front facing dormers at 2 Gordons Way, Pease Pottage.

RELEVANT PLANNING HISTORY

None relevant.

SITE AND SURROUNDINGS

The application site is located within the High Weald Area of Outstanding Natural Beauty and the countryside, with the built-up area boundary of Pease Pottage located to the west of the site. The application site consists of a two-storey residential dwelling which is characterised by bare brown brick work walls, brown clay roof tiles and grey uPVC window and door frames. It is considered that some three cars can be parked to the side of the dwelling.

There are residential properties located to the north, south and west of the site and a car park is located to the east of the site. Gordons Way is located to the south of the site and Bensons Hill Road is located to the east of the site. The surrounding area is residential in its nature and the dwellings are of a similar scale and appearance to the application site. There are a number of front facing dormers within the surrounding area.

APPLICATION DETAILS

The application seeks planning permission for a loft conversion which would include two front facing dormers at 2 Gordons Way, Pease Pottage.

The proposed dormers measure some 2.4 metres in width, 1.6 metres in depth and a total height of 1.5 metres. They would be characterised by hanging tile walls, roof tiles and uPVC window frames that would match the existing dwelling.

The proposal also includes a second-floor side facing window within the east facing elevation and a second-floor side facing window within the west facing elevation. It would be characterised by uPVC frames that match the existing windows within the dwelling. It also includes a rooflight to the front roof slope which measures some 1.0 metres in width and 0.8 metres in height.

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 Slaugham 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:

DP12 - Protection and Enhancement of Countryside
DP16 - High Weald Area of Outstanding Natural Beauty
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.

Slaugham Neighbourhood Plan (adopted September 2019)

Relevant policies:

Policy 1: Protecting the Area of Outstanding Natural Beauty

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:

DPC1: Protection and Enhancement of the Countryside
DPC4: High Weald Area of Outstanding Natural Beauty
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 2024)

Countryside and Rights of Way Act (CRoW) 2000

The High Weald AONB Management Plan 2024-2029

ASSESSMENT

Character and Design and Protection and Enhancement of Countryside

Policy DP12 of the Mid Sussex District Plan seeks to maintain or where possible enhance the quality of the rural landscape character of the District.

Policy DP26 of the Mid Sussex District Plan in part 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:

- *is of high quality design and layout and includes appropriate landscaping and greenspace;*
- *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;*
- *creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- *protects open spaces, trees and gardens that contribute to the character of the area;*
- *protects valued townscapes and the separate identity and character of towns and villages;*
- *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);*
- *creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- *incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- *positively addresses sustainability considerations in the layout and the building design;*
- *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;*
- *optimises the potential of the site to accommodate development.'*

Principle DG52 relates to loft conversions and roof extensions and states that *'A loft conversion is a space efficient means of extending the amount of living accommodation in a dwelling. Roof accommodation is normally reliant on dormer windows and rooflights to provide light and ventilation. However, if they are out of scale or out of character with the roofscape and proportions of a dwelling they can have an adverse impact on the character of both the dwelling and the streetscape. The roof pitch and form are intrinsic to a building's character and roof extensions should be sensitive to this. Roof extensions and dormer windows that alter the existing ridge of the roof or significantly alter the roof profile of a building will not normally be acceptable, particularly on the front roof slope, and where there is a strong established roofline. Where a clear rhythm of fenestration is established, the position and*

proportion of dormer windows should respond to existing windows and / or doors. Further guidance on dormer windows and rooflights is provided in chapter 6 under sections 6.3.5 to 6.3.8.'

Section 6.3.5 to 6.3.8 states:

'6.3.5 While dormer windows can sometimes be prominent features in the streetscene, care needs to be taken with their design, proportions and position on the roof. The choice of design should be informed by the character and appearance of the local vernacular.'

6.3.6 Dormer windows should be visually subordinate to the roof slope, enabling a large proportion of the main roof to remain visible. Excessively wide dormers are likely to look unsatisfactory as they will often be out of proportion with the existing roof.'

6.3.7 Dormer windows should normally be positioned below the ridge-line, and above the eaves line.'

6.3.8 Rooflights that follow the roof profile can be an appropriate substitute for a dormer where it is important to retain the profile of the roof slope or avoid a dormer that break the eaves line. Care though needs to be taken to avoid them dominating the roof. Rooflights are best designed with a slender-profile that are flush with the roof slope.'

The proposed dormers, rooflights and windows would be characterised by external materials similar in appearance to those used in the existing dwelling, details of which can be secured by a suitably worded condition.

The proposed dormers would be of a character and appearance that is similar to the existing dormers within the surrounding area and they would be of a relatively modest scale. They would be set below the existing ridge and above the existing eaves. Due to the scale of the dormers they would not be excessively wide and they would be in proportion to the existing roof slope. Given the scale of the proposed dormers a large proportion of the main roof would remain visible. The proposed rooflight and windows will be similar in appearance and scale to existing opening within the site and the surrounding dwellings.

The Parish Council have objected to the proposal due to its impact on the street scene however given the above assessment the proposal is not considered to have a harmful impact on the character and appearance of the dwelling or surrounding area.

Taking into account the above the proposal is considered to address the character and scale of the surrounding area and it would maintain the quality of the rural landscape character of the District. Therefore, it would comply with policies DP12 and DP26 of the Mid Sussex District Plan and principle DG52 of the Mid Sussex Design Guide SPD.

Transport

Policy DP21 of the Mid Sussex District Plan in part states:

'The scheme provides adequate car parking for the proposed development taking into account the accessibility of the development, the type, mix and use of the development and the availability and opportunities for public transport; and with the relevant Neighbourhood Plan where applicable;'

The West Sussex County Council September 2020 Parking Guidance outlines that for a development of this size in this location 2.7 parking spaces should be provided. The works would increase the number of bedrooms at the site which would increase the number of parking spaces required by the above guidance. The number of off-street parking spaces would remain as three which would comply with the above guidance. Taking into account the above the application is considered to comply with policy DP21 of the Mid Sussex District Plan and the West Sussex County Council September 2020 Parking Guidance.

Neighbouring Amenities

Policy DP26 of the Mid Sussex District Plan 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);'

A similar ethos is contained within the Mid Sussex Design Guide SPD.

Due to the orientation of the proposed dormers, rooflight and east facing second-floor window they would not have direct views into neighbouring properties private amenity spaces. One of the proposed front facing dormers would service an en-suite and the proposed window would be obscure-glazed, which can be secured by a suitably worded condition. The west facing second-floor window would have views into the neighbouring property's private amenity space to the north of the site. However, there is an existing first-floor window at the application site which also has views into the neighbouring property's private amenity space as such the resulting arrangement would not be significantly different from the existing arrangement. As such the proposal is considered to not cause significant harm to the amenities of nearby residents and as such complies with policy DP26 of the Mid Sussex District Plan and the Mid Sussex Design Guide SPD.

Impact on the High Weald Area of Outstanding Natural Beauty

The legal framework for AONBs, (also known as National Landscapes) in England and Wales is provided by the Countryside and Rights of Way Act (CROW) 2000 which at Section 82 reaffirms the primary purpose of AONBs: to conserve and enhance natural beauty. Section 84 of the CROW requires Local Planning Authorities to 'take all such action as appears to them expedient for accomplishment of the purpose of conserving and enhancing the natural beauty of the AONB'. The Levelling-up and Regeneration Act (2023) amended section 85 of the CROW Act, to create a new duty on relevant authorities to 'seek to further the purpose of conserving and enhancing the natural beauty of the area' when discharging their functions in AONBs'. A similar ethos is found within The High Weald Area of Outstanding Natural Beauty Management Plan which is a material consideration in the determination of planning applications in the AONB.

Policy 16 of the District Plan requires proposals in the AONB to conserve or enhance natural beauty. A similar ethos is contained within policy 1 of the Slaugham Neighbourhood Plan.

Paragraph 189 of the NPPF is also relevant. This states:

'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes, which have the highest status of protection in relation to these issues.'

The proposed works are relatively modest in their nature and the design and character of the proposed works are considered to address the character and appearance of the surrounding area. As such it would not have any adverse impact on the landscape quality of the AONB and the complies with the requirements of policy DP16 of the District Plan, policy 1 of the Slaugham Neighbourhood Plan, the High Weald AONB Management Plan 2024-2029 and paragraph 189 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

In conclusion, the proposal is considered to address the character and scale of the existing and surrounding buildings and landscape and it would maintain the quality of the rural landscape character of the District. The proposal would not cause significant harm to the amenities of neighbouring properties, it

would not have any adverse impact on the landscape quality of the High Weald AONB and the resulting parking arrangement is considered to be acceptable. The application is also exempt from the requirement to provide biodiversity net gain. Therefore, the proposal complies with policies DP12, DP16, DP21 and DP26 of the Mid Sussex District Plan, principle DG52 of the MSDC Design Guide SPD, policy 1 of the Slaugham Neighbourhood Plan, the West Sussex County Council: Guidance on Parking at New Developments, High Weald AONB Management Plan 2024-2029 and with the relevant provisions of the NPPF.

Decision: Permission

Case Officer: Hamish Evans