

Delegated Decision

Sign off Sheet

Ref. No:	DM/24/2927	Case Officer:	Andrew Horrell
Application Type:	Householder Application		
Proposal:	Part single part two storey extension		
Site:	Meadowside, Hophurst Lane, Crawley Down, Crawley, West Sussex, RH10 4LJ, ,		
Validation Date	16 Jan 2025	Overall Expiry Date:	17 Mar 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	2 Apr 2025
Target Date:	13 Mar 2025	Recommending Officer Signature:	Andrew Horrell

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
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Signed and Agreed By:	Stephen Ashdown	Date:	3 Apr 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/24/2927

**Meadowside, Hophurst Lane, Crawley Down, Crawley, West Sussex, RH10 4LJ,
Part single part two storey extension
Sean O'Halloran**

SUMMARY OF REPRESENTATION

A letter of objection has been received from the neighbour at Thorn Hedges on the following grounds:

- Out of character
- Overbearing impact
- Need for tree report

Following the submission of amended plans and a tree report, concerns were raised as to overlooking from the first floor side window.

CONSULTEE COMMENTS

MSDC Tree Officer: I have reviewed the Arboricultural Impact Assessment (AIA), Arboricultural Method Statement (AMS), and Tree Protection Plan (TPP) for this proposal and have no objection.

Please do condition the AIA, AMS and TPP.

PARISH COUNCIL COMMENTS

Defer to Officer

INTRODUCTION

Planning permission is sought for a part single storey and part two storey rear extensions.

RELEVANT PLANNING HISTORY

WP/078/93 - First floor extension to the rear (approved)
00/00701/FUL - Proposed sun room and conservatory (approved)

SITE AND SURROUNDINGS

Meadowside is a two storey detached pitched detached dwelling. The dwelling is characterised by an existing two storey pitched roofed rear extensions and a single storey rear extension as well as a flat roofed side utility room and flat roofed attached garage. The walls are a mix of face brickwork and painted render and upvc doors and windows.

To the north of the site is the driveway to highway, to the south of the site is the long rear garden to neighbours in Hophurst Drive beyond, to the east of the site is the adjacent Oaksdown and to the west of the site is the adjacent Thorn Hedges.

The site is within the built-up area of Crawley Down.

APPLICATION DETAILS

The flat roofed existing side utility room/ boiler to be removed approximately measures 10.55m in depth, 2.45m in width with an overall height of 3.35m.

The existing rear detached storage shed is to be removed.

The replacement single storey part side extension approximately measures 14.62m in depth, 2.5m in width with a height to eaves of 3.042m and an overall height of 3.542m with the roof lanterns adding approximately 0.3m. This will serve a storage room, study and play room.

The existing single storey rear conservatory is to be removed which approximately measures 3.3m in depth, 10.6m in width with a height to eaves of 2.8m and an overall height of 3.2m.

A two-storey rear extension approximately measures 5m in depth, 3.6m in width with a height to eaves of 5.233m and an overall height of 7.227m. This will serve a boot room/ kitchen on the ground floor and bedroom 3 on the first floor.

A single storey rear extension approximately measures 4.7m in depth, 10.75m in width with a height to eaves of 2.8m and an overall height of 3.2m with roof lanterns adding approximately 0.3m. This will serve a dining room.

The existing attached garage is to be converted into a utility room.

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, the Sites 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.

DP21 (Transport)
DP26 (Character and Design)
DP37 (Trees, Woodland and Hedgerows)

WSCC Guidance on Parking at New Developments - September 2020

Site Allocations DPD

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

WSCC Guidance on Parking at New Developments - September 2020

CRAWLEY DOWN NEIGHBOURHOOD PLAN (made January 2016)

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 (Regulation 19) is currently at Examination and the stage 1 hearings were concluded on the 31st October 2024. There are unresolved objections to the majority of 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:

DPN4 - Trees, Woodland and Hedgerows
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)

The National Planning Policy Framework (NPPF) 2024 is a material consideration. Paragraphs 8, 11, 131 and 135.

ASSESSMENT

Design and Character

Policy DP26 of the Mid Sussex 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 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 CDNP04.1 of the Crawley Down Neighbourhood Plan 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.'*

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 SPD relates specifically to side extensions states the following:

'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 replacement side extension is a modest enlargement of the existing side boiler room and utility room. Whilst it will be visible from the streetscene, it is subservient to the existing dwelling and uses matching materials.

Principle DG51 of the Mid Sussex Design Guide SPD relates specifically to rear extensions states the following:

'Rear extensions which are not visible from the street and do not negatively impact on neighbouring properties can be expressed in many forms, including by adopting a contemporary architectural approach. With reference to DG49, they should nevertheless have consideration for the character of the existing building and the relationship of the extension with the side boundaries and adjacent buildings and gardens'

Two and single storey rear extensions characterise the area including at adjacent Oaksdown (DM/16/0352) and nearby Five Trees (12/00611/FUL and DM/21/1140).

Whilst the extensions to the rear of the property would be of a fair size, they would not be visible from the streetscene, would be subservient to the ridge height and would match the design of the previous enlargements of the existing dwelling in terms of style and materials.

The proposal therefore accords with policy DP26 of the District Plan and policy CDNP04.1 of the Crawley Down Neighbourhood Plan and the Mid Sussex Design Guide SPD.

Neighbouring Amenities

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 Policy DP29);'

In terms of neighbouring amenities Policy CDNP04.1 of the Crawley Down Neighbourhood Plan states that proposals should "safeguard" adjoining neighbours amenity whereas policy DP26 of the Mid Sussex District Plan 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 Mid Sussex District Plan 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.

Principle DG47 of the Mid Sussex Design Guide SPD relates to neighbouring amenities in terms of light and states:

'All dwellings should benefit from daylight and sunlight levels that conform to BRE (Better Regulation Executive) standards'.

In terms of the impact on adjacent properties the only windows on the first-floor side elevations would be an obscure glazed and fixed shut window to an en- suite bathroom and a wardrobe. These will be conditioned to protect neighbouring amenities.

In terms of an additional first floor rear window, whilst they would increase the level of overlooking towards neighbouring gardens but it would be no more harmful than the existing first floor rear windows and the level of overlooking expected within the built up area.

In terms of the most affected neighbour Thorn Hedges, there would be a distance of some 5m between the side wall of the proposed extension and this property and the distance along with the orientation and siting of the extension is considered sufficient to avoid any issues of loss of daylight, overshadowing and loss of outlook. The proposed extension is not considered to be harmful to the amenities of Oaksdown to the east which is characterised by rear extensions. It is therefore considered that there would be no significant impact on the amenity of adjoining neighbours. Therefore, the proposal complies with DP26 of the Mid Sussex District Plan, Policy CDNP04.1 of the Crawley Down Neighbourhood Plan, the Mid Sussex Design Guide SPD and the relevant paragraphs of the NPPF.

Parking Standards

With the creation of an additional bedroom and the existing garage converted, parking standards have to be assessed. As proposed the dwelling would have bedrooms, West Sussex County Council August 2019 Parking Standards Guidance outlines that for a 4-bedroom dwelling in this location that 2.7 parking spaces has to be provided.

There is parking for 3 cars on the driveway, it is also noted that the property is within the built-up area of Crawley Down with alternative forms of transport (buses) within walking distance.

Therefore, the proposed is deemed to comply with policy DP21 of the Mid Sussex District Plan and the WSCC Parking Standards Guidance.

Impact on Trees

DP37 of the Mid Sussex District Plan states:

'The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected. Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted.

Proposals for new trees, woodland and hedgerows should be of suitable species, usually native, and where required for visual, noise or light screening purposes, trees, woodland and hedgerows should be of a size and species that will achieve this purpose.

Trees, woodland and hedgerows will be protected and enhanced by ensuring development:

- o incorporates existing important trees, woodland and hedgerows into the design of new development and its landscape scheme; and*
- o prevents damage to root systems and takes account of expected future growth; and*
- o where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management; and*
- o has appropriate protection measures throughout the development process; and*
- o takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change; and*
- o does not sever ecological corridors created by these assets.*

Proposals for works to trees will be considered taking into account:

- o the condition and health of the trees; and*
- o the contribution of the trees to the character and visual amenity of the local area; and*
- o the amenity and nature conservation value of the trees; and*
- o the extent and impact of the works; and*
- o any replanting proposals.*

The felling of protected trees will only be permitted if there is no appropriate alternative. Where a protected tree or group of trees is felled, a replacement tree or group of trees, on a minimum of a 1:1 basis and of an appropriate size and type, will normally be required. The replanting should take place as close to the felled tree or trees as possible having regard to the proximity of adjacent properties.

Development should be positioned as far as possible from ancient woodland with a minimum buffer of 15 metres maintained between ancient woodland and the development boundary'.

The Mid Sussex Tree Officer has been consulted on the application and stated that no objection is given to the proposal subject to condition.

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 and will not negatively impact on the host dwelling nor its immediate setting, will not result in harm towards neighbouring amenities, will not harm the neighbouring trees and retains sufficient parking provision.

In conclusion, the proposal is considered to comply with policies DP21, DP26 and DP37 of the Mid Sussex District Plan, CDNP04.1 of the Crawley Down Neighbourhood Plan, principles DG49-DG51 of the Mid Sussex Design Guide SPD, and the requirements of the NPPF.

Decision: Permission

Case Officer: Andrew Horrell