

18th February 2025

Mid Sussex District Council
Oaklands
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Householder planning application for a for a single storey rear extension, porch extension and first floor extension with a crown roof. Follmers, Sandhill Lane, Crawley Down, RH10 4LE

Dear Sir/Madam`

SETT Planning & Architecture have been instructed to submit a householder planning application for a single storey rear extension, porch extension and first floor extension with a crown roof at Ember Rise, Sandhill Lane, Crawley Down, RH10 4LE.

Site and Surrounding Area

The application property consists of a two-storey detached dwelling located off the southern side of the Sandhill Lane, a private road outside the built-up area of Crawley Down.

The locality is characterised by detached dwellings of varying forms and designs. The properties to the northern side of the road, within the built-up area boundary, are positioned closer to the highway with defined front boundary treatment.

The properties to the southern side of the highway are set back further from road within larger plots and are mostly obscured by front boundary planting which contributes to the verdant character of the area. The highway also includes a public footpath. The dwelling is set back from the highway with a gated driveway. Due to the setback position and orientation of the property the dwelling is not visible from the highway

The dwelling has a pitched hipped roof with a central front gable projection, the property has benefited from extensions with a one and a half storey side projection with a roof form that reflects the main dwelling, and a carport located to the front of the dwelling. The dwelling is constructed in brick, portions of hanging tiles on the first floor, plain roof tiles and white and brown fenestration.

Relevant Local and National Policy

Mid Sussex District Plan 2018

To the extent that development plan policies are relevant to a planning application, decisions must align with the development plan unless there are material considerations that justify otherwise. The Mid Sussex District Plan, formally adopted on March 28, 2018, serves as the primary document guiding development. The most relevant policies include:

- DP26: Character and Design



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RIBA Membership No 12865207



- DP39: Sustainable Design and Construction

Policy DP26: Character and Design requires developments to be well-designed, respecting the distinct character of towns and villages while being sensitive to the countryside.

DP39: Sustainable Design and Construction is also relevant to the proposed works, which will meet or exceed building regulations for energy efficiency, the applicant will be implementing improvements to the overall fabric of the house.

Crawley Down Neighbourhood Plan (made January 2016)

Relevant policies: CDNP04.1 - Building Extensions

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 2024

Chapter 12 - Chapter 12: Achieving Well-Designed Places

Proposal

The proposed extensions would be of a form and scale which is in proportion and appropriate to the character of the existing dwelling. Due to the distance to the highway, the positioning of the property, and the mature planting in between, there would be no public views of the proposal. The proposed extensions would have a scale and form which would be subordinate to the original dwelling. It is therefore considered that the form and design of the proposal is in keeping with the existing dwelling and the character of the locality.

Impact on neighbouring properties 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. The proposed extensions would not cause harm to neighbouring properties, maintaining and respecting privacy, outlook, daylight and sunlight, noise, air and light pollution.

The proposed development aligns with the principles set out in the NPPF, particularly Chapter 12: Achieving Well-Designed Places. The proposal has been carefully designed to respect the character of the existing dwelling and the surrounding area, ensuring high-quality and visually attractive architecture in accordance with Paragraph 135 of the NPPF. The proposal seeks to enhance the functionality and sustainability of the



property while maintaining local distinctiveness and avoiding any adverse impact on neighbouring amenity.

Conclusion

In conclusion, the proposal is considered to be appropriate in terms of design, size and scale to the dwellinghouse and locality. The proposal would not cause harm to the amenities of neighbouring properties. Therefore, the proposal complies with Mid Sussex District Plan policies DP26 and DP37, policy CDNP04.1 of the Crawley Down Neighbourhood Plan and the relevant provisions of the NPPF. The application is therefore considered acceptable.

Yours sincerely,

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