

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1082	Case Officer:	Andrew Horrell
Application Type:	Householder Application		
Proposal:	Proposed single-storey rear extension and front extension for porch		
Site:	1 Brookhill Close, Copthorne, Crawley, West Sussex, RH10 3PP, , ,		
Validation Date	29 Apr 2026	Overall Expiry Date:	26 May 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	8 Jun 2026
Target Date:	24 Jun 2026	Recommending Officer Signature:	Andrew Horrell

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Joanne Fisher	Date:	9 Jun 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1082

**1 Brookhill Close, Copthorne, Crawley, West Sussex, RH10 3PP, ,
Proposed single-storey rear extension and front extension for porch
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SUMMARY OF REPRESENTATIONS

None received

SUMMARY OF CONSULTEES

None relevant

PARISH COUNCIL OBSERVATIONS

None received

INTRODUCTION

Planning permission is sought for a single-storey rear extension and front extension for porch.

RELEVANT PLANNING HISTORY

02/00913/FUL - First floor side extension with ground floor addition. (Approved)

DM/26/1081 - Lawful development certificate for the erection of a single-storey outbuilding. Pending consideration.

SITE AND SURROUNDINGS

1 Brookhill Close is a two-storey detached pitched dwelling. The walls are a mix of face brickwork and hanging tiles to front. The dwelling is characterised by front and rear porches, upvc doors and windows.

To the south of the site is the driveway to highway beyond, to the north of the site is the rear garden with hedging to access track serving neighbours in Brookhill Road, to the east of the site is the adjacent No.3 and to the west of the site is hedging to the highway beyond.

The site is within the built-up area of Copthorne.

APPLICATION DETAILS

The existing rear extension approximately measures 2.5m in depth, 3m in width with a height to eaves of 2.8m and an overall height of 3.8m.

The proposed flat roofed single storey rear extension measures 3m in depth, approximately 12m in width and an overall height of 3.2m. This serves an enlarged kitchen, utility room and enlarged living room.

The proposed front extension measures 1m in depth, approximately 2.35m in width with a height to eaves of 2.75m and an overall height of 3.5m.

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 Copthorne 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 policy:

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.

Copthorne Neighbourhood Plan

The Copthorne Neighbourhood Plan was formally made by the Council on 29th September 2021.

Relevant policies:

CNP1.1 - Design and Character
CNP1.2 - Neighbouring Amenities
CNP1.6 - Residential Extensions
CNP12 - CA4: Historic Core

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 hearings were concluded on the 19th March 2026. The District Plan remains at Examination until the Inspector has published his report, until that time 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:

DPB1 - Character and Design

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 are considered to be relevant to this application.

ASSESSMENT

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:

- 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;*
- 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 CNP1 of the Neighbourhood Plan states (in part):

'CNP1.1

Proposals will be supported where they sustain or reinforce the positive aspects that make up the individual character and distinctiveness of each Character Area, as defined on the Policies Map, in which they sit.

CNP1.6

Extensions to existing buildings will be supported provided they adhere to other policies in the development plan and:

- a) Are no higher than the existing building.*
- b) Do not conflict with traditional boundary treatment of an area.*
- c) Use materials which are compatible with materials of existing/surrounding buildings.'*

Policy CNP11 of the Neighbourhood Plan states (in part):

'CNP11.1

As appropriate to their scale and nature development proposals within the defined Character Area 4:

- should deliver high quality development which takes account of their immediate locality. In particular development proposals should sustain and where practicable reinforce the positive aspects of the character area and respond positively to the identified sensitivity to change matters included in sections 4.8 and 4.9 of the Copthorne Heritage and Character Assessment (May 2019).'*

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 relates to front and side extensions and states:

'Front extensions are more likely to be acceptable where the building line is staggered or where the dwelling is set well back from the road. They are less likely to be acceptable in streets with a strong consistent building form as they risk disrupting the underlying order.'

'Where front extensions are considered acceptable, they should normally be limited to a modest single storey or porch-type extension that reflect the character of the existing property.'

Design Guide Principle DG51 refers to rear extensions and states:

'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.'

The rear and front extensions are modest enlargements to the existing dwelling. They are subservient to the existing dwelling. The rear extension it would not be visible from the streetscene with the materials to match the existing. Whilst the proposed porch extension would be highly visible, it would be viewed in context of the existing porch and will use materials matching to the existing dwelling.

The proposal therefore complies with policy DP26 of the Mid Sussex District Plan, policies CNP1 and CNP11 of the Copthorne Neighbourhood Plan and principles DG49 and DG50 of the Mid Sussex Design Guide.

Neighbouring Amenities

In terms of impact on neighbouring amenities, Policy DP26 of the District Plan states that it must be demonstrated that any 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.

Policy CNP1.2 of the Copthorne Neighbourhood Plan states:

'Proposals for new development should not cause unacceptable harm to the amenity (including general activity, access, noise, privacy, daylight, and sunlight) of existing and future occupants, both on site and nearby.'

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 CNP1.2 and CNP2.1 (c) of the Copthorne Neighbourhood Plan is considered to take precedence and therefore the test in this instance is whether the development causes unacceptable harm to neighbouring amenities as outlined above.

Given the relationship with adjacent No.2 Brookhill Close and the single storey nature of the proposals, harm in terms of light and outlook is not deemed unacceptably harmful. In terms of privacy and overlooking, as single storey in nature the proposal are deemed acceptable and would cause no more harm than would be expected within the built up area.

Therefore, in terms of neighbouring amenities, the proposal complies with DP26 of the Mid Sussex District Plan and policy CNP1.2 of the Copthorne 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

The proposal is deemed in character with the existing dwelling and the wider streetscene, and the harm on neighbouring amenities is not deemed unacceptable.

The proposal is considered to accord with Policy DP26 of the Mid Sussex District Plan, policies CNP1.1, CN1.2, CNP1.6 and CNP11 of the Copthorne Neighbourhood Plan, Mid Sussex Design Guide SPD and the requirements of the NPPF. The application is therefore recommended for approval.

Decision: Permission

Case Officer: Andrew Horrell