

Delegated Decision

Sign off Sheet

Ref. No:	DM/24/2825	Case Officer:	Stefan Galyas
Application Type:	Householder Application		
Proposal:	Proposed single storey rear extension and alterations.		
Site:	Hillcrest, Coombe Hill Road, East Grinstead, West Sussex, RH19 4LY, , ,		
Validation Date	19 Nov 2024	Overall Expiry Date:	17 Dec 2024
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	9 Jan 2025
Target Date:	14 Jan 2025	Recommending Officer Signature:	<i>Stefan Galyas</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	9 Jan 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/24/2825

**Hillcrest, Coombe Hill Road, East Grinstead, West Sussex, RH19 4LY, ,
Proposed single storey rear extension and alterations.
Mr Ian Wrigglesworth**

SUMMARY OF REPRESENTATIONS

There were no letters of representation received in response to the proposed development.

SUMMARY OF CONSULTEES

Southern Water: No objection.

TOWN/PARISH COUNCIL OBSERVATIONS

Town Council: No comment.

INTRODUCTION

The application seeks planning permission for the development of a rear elevation, single storey extension.

RELEVANT PLANNING HISTORY

02/02403/FUL - Demolition of existing garage and pool equipment room. Construction of two storey extension and car port. Permission 12.12.2002.

DM/21/3275 - Proposed construction of single storey side, rear extensions with canopy. Proposed canopy to front elevation. Permission 05.11.2021.

DM/21/4301 - Single storey side, rear extensions with internal alterations and proposed canopy to front elevation. Permission 10.02.2022.

DM/24/2369 - Proposed 3 bay detached oak framed garage to the front of the property. Refused 11.11.2024.

SITE AND SURROUNDINGS

Hillcrest is a large, detached dwelling located in the countryside as defined in the Mid Sussex District Plan and the High Weald National Landscapes (AONB). The dwelling benefits from a spacious plot, as do other neighbouring properties that line Coombe Hill Road. The existing dwelling has a hipped roof with two-storey gable roof projecting elements to the front and rear. The dwelling is constructed of external materials comprising red brick for ground floor and cream render first floor walls, brown roof tiles, white timber windows with white timber fascia and white uPVC guttering. There are existing roof lights on the rear elevation roof slope. There are a variety of property types with a mix of external materials used within the wider streetscene.

APPLICATION DETAILS

The proposed development would feature a rear elevation, single storey extension with a hipped roof design wrapping around the two-storey rear gable projection. The proposed alterations would also include the addition of two rooflights to the proposals southern elevation. An inverted dormer design would be used to the proposed west elevation. External materials would constitute red brickwork walls, a

plain tiled roof, painted timber windows, painted timber doors and powder coated aluminium uPVC composite doors.

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 the East Ginstead 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

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.

Neighbourhood Plan

East Grinstead Neighbourhood Plan (Made November 2016)

Relevant Policies:

Policy EG1 - High Weald Area of Outstanding Natural Beauty

Policy EG3 - Promoting Good Design

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 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:

DPS2 - Sustainable Design and Construction

DPC1 - Protection and Enhancement of the Countryside

DPB1 - Character and Design

DPC4 - High Weald Area of Outstanding Natural Beauty

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 2, 8, 11, 39, 48, 115-117, 131, 135, 139 & 189.

The High Weald National Landscape AONB Management Plan 2024-2029

ASSESSMENT

It is considered that the main issues that need to be considered in the determination of this application are as follows;

- Design and Character
- High Weald AONB
- Impact on Neighbouring Amenities
- Highways Impact
- Biodiversity Net Gain

Design and Character

DP26 of the 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:

- 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 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 DP12 seeks to protect the intrinsic character and beauty of the countryside and development will be permitted, provided that it maintains or where possible enhances, the quality of the rural and landscape character of the District.

Policy EG3 of the East Grinstead Neighbourhood Plan seeks to promote good design through the following measures:

- a) The form of the proposed development is proportionate and in keeping with the scale, height, materials and site coverage of the surrounding area;*
- b) The layout of the proposed development respects the topography and character of the site, protects important landscape features and does not harm adjoining amenity;*
- c) The proposal does not result in the loss of buildings or spaces that would have an unacceptable impact on the character of the area;*
- d) The proposal ensures satisfactory means of access for vehicles and pedestrians and provides adequate parking, cycle storage and refuse facilities on site;*

- e) *The design of new buildings and the layout of spaces, including footways, car and cycle parking areas, should be permeable and provide connectivity with neighbouring areas;*
- f) *New development must be inclusive and where appropriate make satisfactory provision for the safe and easy access for those with mobility impairment; and*
- g) *The design of new developments must result in the creation of a safe and secure environment and incorporate adequate security measures and features to deter crime, fear of crime, disorder and anti-social behaviour; and*
- h) *Proposals make provision for green infrastructure and biodiversity enhancement.*

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 DG51 of the Design Guide notes that:

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 dwelling's existing rear elevation displays an 'L' shaped format with a two-storey rear gable end projection set below the main wings ridge height. There are a number of other large, detached dwellings within the sites locality which primarily front the western side of the road. A number of properties appear to have previously been extended in a variety of forms to their rear elevations for facilitate additional accommodation.

A hipped roof pitch would wrap around the existing rear projection at ground floor level, accommodating additional space for a walk-in cupboard, utility and day room. It is considered that the continuous wrap around hipped roof pitch would simplify the current arrangement when compared to the current use of lean to elements at either side of the projection.

The proposal would see the addition of a bi-fold opening door leading out to the rear terrace and French doors to the side (southern) elevation. Whilst the use of fenestration would be extensive throughout the development proposal, the extension is still considered to relate well to the existing property.

The proposal is therefore considered to comply with Policies DP12 and DP26 of the District Plan, Policy EG3 of the East Grinstead Neighbourhood Plan and the relevant principles of the Mid Sussex Design Guide SPD.

High Weald AONB

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 DP16 of the District Plan requires proposals in the AONB to conserve or enhance natural beauty.

Policy EG1 of the East Grinstead Neighbourhood Plan requires as follows:

Planning permission for other forms of development will be granted where the proposals are for the:

- (i) Conversion of redundant buildings;*
- (ii) Replacement, on a like for like basis, of existing buildings; or*
- (iii) Extension of an existing dwelling house, relate to agricultural development or some other minor recreational use;*

Provided that for each of the above (i, ii and iii) all of the following criteria are met:

- o The highest standards of Design are achieved;*
- o The natural and scenic beauty of the landscape is conserved or enhanced;*
- o The proposals do not result in an obtrusive feature in the landscape.*

The onus is on the applicant to demonstrate that the scheme would not negatively impact on the existing quality of the protected landscape and its setting taking account of locally important features. Proposal that have not fully considered and addressed the impact on the AONB will normally be refused

Paragraph 189 of the NPPF is also relevant as it states:

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

The application seeks to develop an extension within the curtilage of an existing residential dwelling and therefore would not constitute an isolated development within the wider landscape of the AONB. It is considered that the proposal would not incur a significantly adverse impact on the landscape quality of the AONB due to it being viewed within the existing established residential curtilage.

As such, the proposal would comply with the requirements of Policy DP16 of the District Plan, Policy EG1 of the East Grinstead Neighbourhood Plan, the requirements of the High Weald Management Plan and Paragraph 189 of the NPPF.

Impact on Neighbouring Amenities

Policy EG3 of the East Grinstead Neighbourhood Plan states that proposals should not 'harm' 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.

The proposed windows to the extensions rear and side elevations are considered to mirror the existing level of outlook when compared to the existing fenestration arrangement. None of the windows would be positioned at an elevated position and are not considered to increase the level of outlook offered to the property's occupiers. Furthermore, the extension is considered to be limited in size and scale and would have a minimum offset from the boundary measuring at 3.6m to the west.

In light of the above, the proposal is considered to comply with DP26 of the District Plan and EG3 of the East Grinstead 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

In conclusion, the proposal is appropriate in terms of design and will not negatively impact on the host dwelling nor its immediate setting and will not harm neighbouring amenities.

The proposal will comply with Policy DP12, DP16 and DP26 of the District Plan, Policies EG1 and EG3 of the East Grinstead Neighbourhood Plan, the MSDC Design Guide and the requirements of the NPPF.

Decision: Permission

Case Officer: Stefan Galyas