

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0710	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Demolition of garage. Construction of side and rear extension. Extension of roof to create additional first floor bedrooms. Layout and elevational alterations.		
Site:	3 Harvest Hill, East Grinstead, West Sussex, RH19 4BU, , , ,		
Validation Date	19 Mar 2026	Overall Expiry Date:	16 Apr 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	8 May 2026
Target Date:	14 May 2026	Recommending Officer Signature:	<i>Catherine Cardin</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	8 May 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0710

**3 Harvest Hill, East Grinstead, West Sussex, RH19 4BU, , ,
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SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

None received.

TOWN COUNCIL OBSERVATIONS

No comment.

INTRODUCTION

The application seeks planning permission for the demolition of a garage and the construction of a side and rear extension. The proposal also seeks to extend the roof to create additional first floor bedrooms.

RELEVANT PLANNING HISTORY

02/00237/FUL- Side extension (renewal of old approval). Permission.
GR/113/98- Side extension. Permission.

SITE AND SURROUNDINGS

3 Harvest Hill is a detached chalet bungalow. The property is characterised by a pitched, hipped roof with a central gable projection to the front elevation, featuring a front entrance set beneath a modest canopy. The property is constructed of red brick, with pale green fenestration and a plain tile roof. The property benefits from an attached single garage with flat roof, and off street parking to the front of the property for approximately 3 cars. The application site slopes steeply to the west, with the rear elevation partially raised above ground level.

The application site lies within the built-up area boundary of East Grinstead. Neighbouring properties are located to the north, south and west. Highway is located to the east.

APPLICATION DETAILS

The application seeks planning permission for the demolition of a garage and the construction of a side and rear extension.

The proposed side extension at ground floor level would measure approximately 0.6 metres in width and 4.4 metres in depth. A window is proposed on the front (northeast) elevation, together with a further window on the rear (southwest) elevation. The extension would serve a bedroom. The side extension at first floor level would measure approximately 4.3 metres in width and 4 metres in depth. This would incorporate a pitched roof with a height to the ridge of approximately 6.1 metres and an eaves height of 3.1 metres. This would have a dormer on the front (northeast) and rear (northwest) elevations. A window is proposed on the side (southeast) elevation. It is proposed to use this as a bedroom. The extension would have facing brickwork, roof tiles and fenestration to match the existing dwelling.

The rear extension at ground floor level would measure approximately 6.1 metres in width and 0.3 metres in depth. 2. no doors are proposed on the rear (southwest) elevation. The extension would serve a lounge at ground floor level. The rear extension at first floor level would measure approximately 3.2 metres in width and 5 metres in depth. This would incorporate a pitched roof with a height to the ridge of approximately 6.1 metres and an eaves height of 3.1 metres. A Juliette balcony is proposed at first floor level, together with a rooflight on the side (southeast) roof pitch and a dormer window is on the side (northwest) roof pitch. It is proposed to use this as a bedroom. The extension would have timber cladding at first floor level, with facing brickwork, roof tiles and fenestration to match the existing dwelling.

Lastly, the roof extension would measure approximately 0.7 metres in width and 1.6 metres in depth. This would incorporate a pitched roof with a height to the ridge of approximately 6.1 metres and an eaves height of 3.1 metres. This would serve a bedroom. The extension would be finished in timber cladding at first floor level, with facing brickwork, roof tiles and fenestration to match the existing dwelling.

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 East Grinstead 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:

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.

No relevant policies

Neighbourhood Plan

East Grinstead Neighbourhood Plan was made in 2016.

Relevant policies:

EG3 - Promoting Good Design

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 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:

DPS2 - Sustainable Design and Construction

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)

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
- Neighbouring Amenities
- Biodiversity Net Gain

Design and Character

Policy DP26 of the District Plan relates to character and design and requires all proposals to be well designed and reflect the distinctive character of the towns and villages, while being sensitive to the countryside, as well as addressing the character and scale of the surrounding buildings and landscape. In part the policy requires proposals to be of a high-quality design and layout and includes appropriate landscaping and greenspace; and creates a sense of place while addressing the character and scale of the surrounding buildings and landscape.

Principle DG49 of the MSDC Design Guide requires extensions to be well related to the original dwelling and informed by local character. Extensions should be subordinate to, and integrated with, the existing building in terms of scale, form and massing, ensuring that the original dwelling remains the dominant element. Simple building forms are encouraged, along with the alignment of window and door patterns and the use of matching or otherwise appropriate materials. Proposals should also avoid causing significant loss of private amenity space.

Principle DG50 relates to front and side extensions and states that:

'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.'

DG50 of the MSDC Design Guide also states that:

'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.'

DG51 of the MSDC Design Guide relates to rear extensions and states 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.'

Policy EG3 of the East Grinstead Neighbourhood Plan relates to design and requires that development should be well-designed and respond positively to its surroundings, ensuring that scale, layout and materials reflect the character of the area. Proposals should respect the site's topography, protect landscape features, and safeguard neighbour amenity. They must provide safe and suitable access, adequate parking and servicing, and ensure good connectivity and permeability. Development should be inclusive and accessible to all users, create safe and secure environments, and incorporate green infrastructure and biodiversity enhancements.

The application site lies within the built-up area boundary of East Grinstead. The proposed extensions are of an appropriate scale, form and design that would be subordinate to the existing dwelling. Whilst the development would result in a complicated roof form, it is considered that the overall scheme ensures that the original dwelling remains the dominant and legible feature and would result in an improvement on the existing appearance of the dwelling. The use of matching external materials would achieve a coherent appearance and preserve the character and visual amenity of the surrounding area. The proposal is therefore considered to comply with Policy DP26 of the District Plan, policy EG3 of the East Grinstead Neighbourhood Plan and the relevant principles of the Mid Sussex Design Guide SPD.

Impact on Neighbouring Amenities

In terms of impact on neighbouring amenities, Policy DP26 of the District Plan states proposals 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'*.

No. 1 Harvest Hill lies to the southeast of the application site. The proposal would introduce additional built form in proximity to this neighbouring property; however a separation distance of approximately 7 metres would be retained. In this context, it is not considered that the development would give rise to unacceptable or overbearing impact, nor would it result in harmful loss of outlook. Furthermore, the properties are orientated at an angle away from one another, which limits direct intervisibility. Whilst a window is proposed on the side elevation, having regard to the separation distance and relationship between the dwellings, it is not considered that the proposal would result in unacceptable overlooking or loss of privacy.

No.5 Harvest Hill lies to the northwest of the application site. Given that the proposal would not introduce additional built form in proximity to this neighbouring property, it is not considered that the proposal would cause harm to the light and outlook of this neighbour. A dormer window is proposed on the side (northwest) roof pitch. However, this would be offset from the shared boundary by approximately 8.8 metres.

Nos. 4 and 5 Acorn Close lie to the southwest of the application site. The proposal includes a Juliette balcony on the rear elevation at first floor level. Whilst the land levels fall steeply to the southwest, a separation distance of approximately 39 metres would be maintained between the proposal and these neighbouring properties. As such, it is not considered that the proposal would result in unacceptable overlooking or loss of privacy.

Due to the domestic nature of the proposed development, it is considered that there would not be a harmful impact in terms of noise, air and light pollution.

It is therefore considered that the proposal would not cause significant harm to the amenities of neighbouring properties. The proposal is therefore deemed to accord with the above-mentioned part of policy DP26 of the District 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 considered to be acceptable in terms of design, size and scale to the dwellinghouse and locality, and would not cause harm to the amenities of neighbouring properties.

In conclusion, the proposal would accord with the requirements of policy DP26 of the Mid Sussex District Plan and policy EG3 of the East Grinstead Neighbourhood Plan. It is therefore considered acceptable.

Decision: Permission

Case Officer: Catherine Cardin