

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0750	Case Officer:	Deborah Lynn
Application Type:	Householder Application		
Proposal:	Proposed single storey side/rear extension.		
Site:	Police House, North Street, Turners Hill, Crawley, West Sussex, RH10 4NP, ,		
Validation Date	25 Mar 2026	Overall Expiry Date:	24 Apr 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	19 May 2026
Target Date:	20 May 2026	Recommending Officer Signature:	Deborah Lynn

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	20 May 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0750

**Police House, North Street, Turners Hill, Crawley, West Sussex, RH10 4NP,
Proposed single storey side/rear extension.
Mr And Mrs Bonnie Moyle**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

MSDC Flood Risk and Drainage

We have no objection to the proposed development on flood risk grounds.

As an advisory, as a bedroom is proposed on the ground floor, we would suggest the Applicant considers resistance and resilience measures suggested within the EA standing advice and implements any they deem appropriate due to the increased flood risk in the vicinity of this as a residential site (which are classified as 'more vulnerable').

Drainage should be managed via Building Regulations and Building Control, as necessary.

Southern Water

No objections.

TURNERS HILL PARISH COUNCIL OBSERVATIONS

Turners Hill Parish Council commented that they have no objection in principle to the proposal.

INTRODUCTION

This application seeks planning permission for a proposed single storey side / rear extension.

RELEVANT PLANNING HISTORY

12/01839/FUL - Two storey side extension. Permission granted 31.07.2012.

SITE AND SURROUNDINGS

Police House is a detached two storey house located on North Street in Turners Hill. The dwellinghouse sits in a relatively generous plot and has been previously extended with a two storey side extension, single storey side extension, conservatory to rear with raised decking area and large box dormer to the rear roof slope. A large driveway lies to the front of the dwellinghouse.

Land levels fall to the north and east.

In terms of planning policy, the site lies within the built up area of Turners Hill. The site also lies within an area at risk of surface water flooding and a Great Crested Newt Red Impact Risk Zone.

APPLICATION DETAILS

Proposed plans show that the existing single storey side extension with flat roof and parapet wall will be removed and replaced with a single storey extension that wraps around the rear wall of the dwellinghouse.

Plans show that the side extension will project approximately 1.2 metres beyond the front wall of the dwellinghouse and will measure 4.45 metres wide by 10.85 metres deep, projecting 2.7 metres beyond the rear wall of the dwellinghouse. To the rear, the extension will measure 7.5 metres wide and will extend up to the side wall of the conservatory.

The front projection is shown to have a gable pitched roof that measures 3.2 metres high with a mono pitched roof proposed against the flank wall of the dwellinghouse that measures 3.85 metres wide. A gable roof is proposed to the rear projection that is shown to measure 3.7 metres high.

The extension will be finished with facing brickwork with roof tiles to match the existing dwellinghouse and upvc windows. To the rear, a section of glazed floor to ceiling panelling is proposed, including a door; one roof light is proposed to the side roof slope.

The extension will provide an enlarged kitchen and sitting area with utility room to the rear. A new bedroom with ensuite bathroom is proposed to the front.

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 Turners Hill 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

DP41 flood risk and drainage

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.

Turners Hill Neighbourhood Plan

The Neighbourhood Plan was made on the 24th March 2016.

THP7 building extensions and infill development

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

DPS4 flood risk and drainage

DPS6 health and wellbeing

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

The main issues deemed relevant to the consideration of this application are:

- Design and impact on character of area
- Impact on neighbouring amenities
- Flood risk and drainage.

Design and impact on character of area

Policy DP26 of the District Plan relates to character and design and requires all proposals, including alterations and extensions, 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.

Policy THP7 of the Neighbourhood Plan concerns building extensions and advises in part that extensions will be permitted where 'the scale, height and form fit unobtrusively with the surrounding buildings and the character of the street scene taking into account the guidance of the adopted Village Design Statement' amongst other criteria.

The Council's Design Guide SPD is also a material planning consideration with design principles DG49, DG50 and DG51 deemed relevant to this application.

Principle DG49 relates to general principles for extensions and recommends that *'extensions should typically use simple, uncomplicated building forms to complement 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.'*

DG50 relates to front and side extensions and states in part 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 relates specifically to rear extensions and 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.'

The proposed extension will replace an existing single storey extension on the southeastern side of the dwellinghouse. Whilst the proposed extension is larger than the existing side extension, the proposal is considered acceptable in terms of design, form and scale to the existing dwellinghouse and should not close an important gap within the street scene. Complementary materials are proposed to match the existing dwellinghouse which should ensure that the proposal blends in with the property.

Whilst the extension will project forward of the front wall of the dwellinghouse, it should remain relatively well set back from the front boundary of the property and consequently should not appear obtrusive within the street scene.

In view of the above, the proposal is deemed acceptable in that it should not detract from the appearance and character of the area, thereby according with policy DP26 of the District Plan and policy THP7 of the Neighbourhood Plan.

Impact on amenity

Policy DP26 of the District Plan refers to amenity and states that development 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*'.

Neighbourhood Plan policy THP7 states in part that the privacy, daylight, sunlight and outlook of adjoining residents shall be safeguarded.

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 the District Plan was adopted at a later date to the Neighbourhood Plan, policy DP26 of the District Plan is considered to take precedence and therefore the test in this instance is whether the development would cause significant harm to neighbouring amenities as outlined above.

The proposed extension will be sited adjacent to the integral garage at the neighbouring dwellinghouse, Crosswinds, which is sited at a slightly higher level. An obscure glazed window is located in the northwestern side wall of the garage which faces onto the property.

Having regard to the existing orientation and relationship between the properties, it is not considered that the proposal would cause significant harm to neighbouring amenities in terms of impacting light levels, outlook or privacy. The proposal therefore accords with policy DP26 of the District Plan.

Flood Risk and Drainage

District Plan policy DP41 relates to flood risk and states in part that:

'Particular attention will be paid to those areas of the District that have experienced flooding in the past and proposals for development should seek to reduce the risk of flooding by achieving a reduction from existing run-off rates.'

The site lies within flood zone 1 with a very low risk of fluvial flooding and also lies within an area at low surface water flood risk for the present day.

The Council's Flood Risk and Drainage Team has commented on the proposal and raised no objection to the proposed development on flood risk grounds, however, has recommended that the applicant consider resistance and resilience measures suggested within the Environment Agency standing advice, as a bedroom is proposed on the ground floor. An informative can be added to the decision notice in this respect

The proposal is therefore considered to accord with policy DP41 of the District Plan.

Other matters

Great Crested Newts

The site lies within a designated Great Crested Newt Red Impact Risk Zone which indicates that there is a high risk of Great Crested Newts on the site. Having regard to the residential nature of the proposal and scale of the development, it is not considered that the proposal would have any impact upon newts or their habitat. However, an informative can be attached to the planning consent to advise the applicant on action to be taken should Great Crested Newts be found during construction works.

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 proposed extension is deemed acceptable in terms of design, form and scale to the existing dwellinghouse and is not considered to detract from the character and appearance of the area. Nor should the proposal cause significant harm to neighbouring amenities. The proposal therefore accords with policies DP26 and DP41 of the Mid Sussex District Plan and policy THP7 of the Turners Hill Neighbourhood Plan.

Decision: Permission

Case Officer: Deborah Lynn