

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/3062	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Demolition of existing rear extension, construction of a new two storey extension to the rear		
Site:	Lolanga, Snow Hill, Crawley Down, Crawley, West Sussex, RH10 3EE, ,		
Validation Date	1 Dec 2025	Overall Expiry Date:	24 Dec 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	19 Jan 2026
Target Date:	26 Jan 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:	20 Jan 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/3062

**Lolanga, Snow Hill, Crawley Down, Crawley, West Sussex, RH10 3EE,
Demolition of existing rear extension, construction of a new two storey extension to the rear
Miss Sarah Wadley**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

MSDC Tree Officer

No objection.

PARISH COUNCIL OBSERVATIONS

Defer to Officer.

INTRODUCTION

The proposal is seeking planning permission for the demolition of an existing rear extension and the construction of a new two storey extension to the rear.

RELEVANT PLANNING HISTORY

00/01648/FUL- Ground floor and basement infill extension. Permission.
WP/090/92- Alterations and extensions to house. Permission.

SITE AND SURROUNDINGS

Lolanga is a semi-detached three storey dwelling situated on Snow Hill, to the north of Crawley Down village. The property is characterised by red and grey brick, brown and grey upvc windows and a plain tile roof. The property benefits from a plot that is long and narrow. The dwelling house is set well back from the road, and the ridgeline of the roof is orientated at 90 degrees to the road. Land levels drop steeply to the south (rear) of the house. An attached garage is located at the eastern side of the dwelling and there is sufficient off-road parking for approximately 3 cars to the front. The property has benefited from several alterations and two storey extensions to the rear.

The property lies outside the built-up area boundary of Crawley Down. Neighbouring properties are located to the east, west and south. Highway is located to the north.

APPLICATION DETAILS

The application seeks to demolish an existing two storey rear extension and to erect a new two storey rear extension.

The proposed rear extension two storey extension would have a width of some 3 metres and a depth of some 3 metres. This would have a pitched roof with a height to the ridge of some 5.7 metres and a height to the eaves of some 4.2 metres. This would have a door and window on the rear (southern) elevation and a window on the side (eastern) elevation. It is proposed to finish the extension with black vertical timber cladding, black slate roof tiles and black aluminium glazing to match the existing. It is proposed to use this as a kitchen and dining area.

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 Crawley Down 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 the Countryside

DP26 - Character and Design

DP37 - Trees, Woodland and Hedgerows

Site Allocations DPD

The SADPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

Relevant policies:

No relevant policies

Neighbourhood Plan

Crawley Down Neighbourhood Plan was made in 2016.

Relevant policies:

CDNP04.1 Building Extensions

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 the stage 1 hearings were concluded on the 31st October 2024. There are unresolved objections to some of the 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

DPB1 - Character and Design

DPN4 - Trees, Woodland and Hedgerows

DPC4 - Protection and Enhancement of the Countryside

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;

- Impact on the countryside
- Design and Character
- Neighbouring Amenities
- Impact on Trees
- Biodiversity Net Gain

Impact on the countryside

Policy DP12 in the District Plan seeks to protect the character of the countryside and states that development will be permitted where it maintains or where possible enhances the quality of the rural and landscape character of the District and is supported by a specific policy reference in the District Plan, Neighbourhood Plan or Development Plan Document. In this case policy DP26 is the relevant policy that supports high quality development.

The application relates to an existing residential property outside the built-up area of Crawley Down. As the proposal seeks to undertake works to this building, the proposal would not form an isolated development within the wider landscape. As such the proposal would comply with the requirements of Policy DP12 of the District Plan as the character of the landscape would be maintained.

Design and Character

Policy DP26 of the Mid Sussex District Plan relates to design and character and 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 protects valued townscapes and the separate identity and character of towns and villages;
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 (see Policy DP27);
o creates a pedestrian-friendly layout that is safe, well connected, legible and accessible; o incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;
o positively addresses sustainability considerations in the layout and the building design;
o take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element; o optimises the potential of the site to accommodate development.'

Policy CDNP04.1 of the Neighbourhood Plan relates to building extensions and states:
'Building extensions will be permitted provided they are in accordance with the Neighbourhood Plan and meet the following criteria:
a) The scale, height, and form of the extension should be subservient to the existing building, and should be in character with the street scene. Where appropriate, special regard should be had to sustaining and enhancing the setting and features of heritage assets and the Areas of Townscape Character.

- b) *The traditional boundary treatment of an area is retained and where feasible reinforced.*
- c) *Suitable access and on-site parking is provided without detriment to neighbouring properties.*
- d) *Amenities such as access, noise, privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.*
- e) *Gaps which provide views out of the village to surrounding countryside are maintained.*
- f) *Materials are compatible with materials of existing/surrounding buildings.*

The Mid Sussex Design Guide SPD also provides advice for extensions to dwellings. Principle DG49 states that:

'Extensions should respond to the design of the original dwelling and applicants will be expected to demonstrate how local character has informed the design proposal. Extensions should also normally be designed to be well-integrated with the existing scale, form and massing allowing the original building to remain the dominant element of the property whether it has one or several additions.'

Principle DG51 of the Mid Sussex Design Guide relates 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 existing footprint of the dwelling, combined with the scale of the extensions, are not considered subservient. Whilst the proposal would enlarge the footprint of the existing dwelling, on balance, in this instance, the proposed infill extension is considered to be appropriate in scale. Given the overcomplicated roof form and layout of the current arrangement, the proposal is considered to create a more cohesive scheme overall. It is considered that the pitched roof responds well to the character of the existing building and responds more appropriately to the side boundary than the existing. The rear extension would not be visible from the street scene. It is therefore considered that the proposal would not be harmful to the street scene. The proposed materials are considered to be high quality. These can be secured by a suitably worded condition.

Taking into account the above, the proposal is considered to address the scale and character of the existing and surrounding buildings. As such the proposal is deemed to comply with the above part of policy DP26 of the District Plan, Policy CDNP04.1 of the Crawley Down Neighbourhood Plan and principles DG49, DG50 and DG51 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'*.

To the west is Beechside. The extension will be sited close to the boundary with Beechside, in the same position as the existing two storey extension. Given the pitched roof design and that the roof would slope away from this neighbour, it is not considered that the proposal would be harmful to the light of this neighbour. Given the existing arrangement, and that the proposal would be the same depth as the existing, it is not considered that the proposal would be harmful to the outlook of this neighbour.

To the east is The Park Farm. Given that this neighbour would be offset from the development by some 40 metres, it is not considered that the proposal would be harmful to the amenities of this neighbour.

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 harm to the amenities of neighbouring properties. The proposal is therefore deemed to accord with the above part of policy DP26 of the District Plan.

Impact on Trees

Policy DP37 of the Mid Sussex Plan relates to trees and states:

'The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected.'

Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted.

Proposals for new trees, woodland and hedgerows should be of suitable species, usually native, and where required for visual, noise or light screening purposes, trees, woodland and hedgerows should be of a size and species that will achieve this purpose.

Trees, woodland and hedgerows will be protected and enhanced by ensuring development:

- o incorporates existing important trees, woodland and hedgerows into the design of new development and its landscape scheme; and*
- o prevents damage to root systems and takes account of expected future growth; and*
- o where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management; and*
- o has appropriate protection measures throughout the development process; and*
- o takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change; and*
- o does not sever ecological corridors created by these assets.*

Proposals for works to trees will be considered taking into account:

- o the condition and health of the trees; and*
- o the contribution of the trees to the character and visual amenity of the local area; and*
- o the amenity and nature conservation value of the trees; and*
- o the extent and impact of the works; and*
- o any replanting proposals.*

The felling of protected trees will only be permitted if there is no appropriate alternative. Where a protected tree or group of trees is felled, a replacement tree or group of trees, on a minimum of a 1:1 basis and of an appropriate size and type, will normally be required. The replanting should take place as close to the felled tree or trees as possible having regard to the proximity of adjacent properties.

Development should be positioned as far as possible from ancient woodland with a minimum buffer of 15 metres maintained between ancient woodland and the development boundary.'

There are a total of twenty-nine trees within proximity of the development. The Tree Officer was consulted on the application and considered the proposal. No objection has been raised provided that a condition is included to secure the submitted Arboricultural Impact Assessment, Tree Constraints and Tree Protection Plan. These can be secured by a suitably worded condition.

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 policies DP12, DP26 and DP37 of the Mid Sussex District Plan and policy CDNP04.1 of the Crawley Down Neighbourhood Plan. It is therefore considered acceptable.

Decision: Permission

Case Officer: Catherine Cardin