

The Birches

Planning Statement

May 2026



Site:

The Birches
 Hophurst Lane
 Crawley Down
 RH10 4LJ

Project:

Proposed Single Storey Extension

Revision Audit

<u>Date</u>	<u>Rev</u>	<u>Author</u>	<u>Check by</u>	<u>Comment</u>
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1. Rubix Planning – Chartered Town Planners

- 1.1. Rubix Planning Ltd is an independent Chartered Town Planning consultancy providing professional planning and development advice across London and the South East of England. The practice is regulated by the Royal Town Planning Institute and operates in accordance with the RTPI Code of Professional Conduct.
- 1.2. This Planning Statement has been prepared under the supervision of an MRTPI Chartered Town Planner to support a householder planning application for a single-storey side extension at The Birches, Hophurst Lane, Crawley Down.
- 1.3. The Statement has been informed by a review of the site context, the submitted existing and proposed drawings, the relevant planning policy framework, and the planning considerations arising from the proposal. It assesses the development having regard to its scale, siting, design, relationship with the host dwelling, effect on the character and appearance of the area, residential amenity, and landscape context.
- 1.4. The purpose of the Statement is to demonstrate that the proposed development represents an appropriate, proportionate and well-designed addition to the existing dwelling, and that planning permission should be granted.

2. Introduction

- 2.1. This Planning Statement has been prepared by Rubix Planning Ltd to accompany a householder planning application for a proposed single-storey side extension at The Birches, Hophurst Lane, Crawley Down, RH10 4LJ.
- 2.2. The application seeks planning permission for a modest single-storey extension to the side of the existing detached dwelling. The proposal would provide additional internal accommodation and improve the functionality of the property for the occupiers, while remaining clearly ancillary and subordinate to the host dwelling.



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- 2.3. The proposed extension would be located on the Burleigh Way side of the property and would sit within the established domestic curtilage of the dwelling. The submitted drawings show that the extension would be single storey in form, flat roofed, and limited in height and footprint. It would be positioned alongside the existing dwelling and contained within the existing plot arrangement.
- 2.4. This Statement describes the site and surrounding context, summarises the relevant planning policy framework, and assesses the proposal against the main planning considerations. These include the principle of development, scale and design, effect on the character and appearance of the area, relationship with the Burleigh Way frontage, residential amenity, and landscape considerations.
- 2.5. For the reasons set out in this Statement, the proposal is considered to represent an appropriate and proportionate form of residential development. It would be compatible with the host dwelling, would preserve the character and appearance of the area, and would not result in unacceptable harm to neighbouring residential amenity.

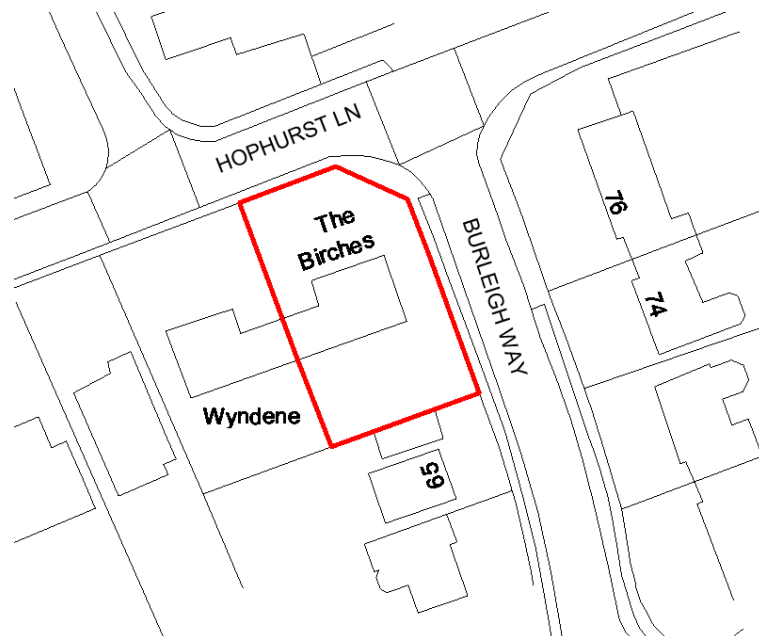


Figure 1 – Site Location – not to scale



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Figure 2 – front view of the property

3. Site Description & Context

- 3.1. The application site comprises a detached two-storey dwelling known as The Birches, located on the junction of Hophurst Lane and Burleigh Way, Crawley Down. The property occupies a generous corner plot with a substantial garden area and an established residential curtilage.
- 3.2. The existing dwelling is set within a spacious plot and is read in the context of low-density residential development along Hophurst Lane and Burleigh Way. The surrounding area has a semi-rural residential character, with detached dwellings, varied building forms, generous plot sizes, mature landscaping, hedging, boundary walls and informal setbacks from the highway.
- 3.3. The submitted existing drawings show the dwelling positioned within a wide plot, with the principal built form set back from the highway and with existing built development to the side, including the garage element. The site layout also shows the relationship between the dwelling, Burleigh Way, Hophurst Lane and the garden areas to the front and rear.
- 3.4. The Burleigh Way side of the site is defined by existing boundary treatment, including a brick wall, hedge and grass verge. These features contribute to the filtered and landscaped character of the street scene and reduce the visual prominence of built form



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within the plot. The proposed extension would be located within this established domestic setting, rather than extending the residential use beyond the existing curtilage.

- 3.5. The character of the area is not uniform. Nearby dwellings vary in architectural form, siting and relationship to the highway. This variation is important, as it means the area is capable of accommodating carefully designed domestic extensions where they remain proportionate to the host dwelling and do not undermine the spacious, landscaped character of the locality.
- 3.6. The site is not located within a Conservation Area and the property is not listed. There are no immediate heritage designations affecting the application site. The main planning considerations are therefore the principle of residential development within the existing curtilage, the scale and appearance of the proposed extension, its relationship with the corner plot and street scene, landscape character, and neighbouring amenity.

4. Relevant Planning History & Nearby Development

- 4.1. A review of Mid Sussex District Council's online planning records has not identified any directly relevant planning history for the application site that would prevent or weigh against the proposed development.
- 4.2. The absence of recent or directly comparable planning history at the application site does not affect the acceptability of the proposal. The application falls to be assessed on its own merits, having regard to the adopted Development Plan, national planning policy, the site context, and the submitted drawings.
- 4.3. The surrounding area contains a varied pattern of residential development, including detached dwellings, domestic extensions, altered side elevations, ancillary garages and other forms of residential enlargement. This forms part of the established character of Hophurst Lane and Burleigh Way, where dwellings are generally set within generous plots and where domestic additions can be accommodated without necessarily causing harm to local character.



Nearby Development

- 4.4. It is understood that other properties within the locality have previously been extended or altered, including side additions. These examples are not relied upon as binding precedents, but they assist in demonstrating that proportionate domestic extensions are a recognised feature of the local residential context. The acceptability of the current proposal remains dependent on its own scale, siting, design, relationship with the corner plot, impact on the street scene, and effect on neighbouring amenity.
- 4.5. In this case, the proposal is modest, single storey, subordinate to the host dwelling, and contained within an established residential plot. It therefore reflects the type of domestic development that can reasonably be accommodated within the area, subject to the detailed assessment set out in the following sections of this Statement.
- 4.6. Below is a list of other properties having approval for their side extension at hopehurst lane.

Two storey side extension

Shaw Cottage Hophurst Lane Crawley Down Crawley West Sussex RH10 4LN

Ref. No: 08/03252/FUL | Received: Tue 07 Oct 2008 | Validated: Tue 07 Oct 2008 | Status: Approved

Proposed single storey side extension

Hophurst Barn Hophurst Lane Crawley Down Crawley West Sussex RH10 4LN

Ref. No: DM/15/4807 | Received: Tue 01 Dec 2015 | Validated: Tue 01 Dec 2015 | Status: Approved

Proposed first floor side extension over existing together with rear first floor balcony.

Oaksdown Hophurst Lane Crawley Down Crawley West Sussex RH10 4LJ

Ref. No: 13/04307/FUL | Received: Tue 17 Dec 2013 | Validated: Tue 17 Dec 2013 | Status: Approved

SIDE EXTENSION TO PROVIDE GARAGE, SHOWER AND UTILITY ROOM.

Oaksdown Hophurst Lane Crawley Down Crawley West Sussex RH10 4LJ

Ref. No: WP/083/86 | Received: Wed 25 Jun 1986 | Validated: Wed 25 Jun 1986 | Status: Approved

Two storey side extension to dwellinghouse.

Stonecross Hophurst Lane Crawley Down Crawley West Sussex RH10 4LW

Ref. No: WP/055/81 | Received: Tue 24 Mar 1981 | Validated: Tue 24 Mar 1981 | Status: Approved



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Figure 3 – 76 Burleigh Way



Figure 4 – 70 Burleigh Way



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Figure 5 – 16 Tiltwood Drive

- 4.7. A list of neighbouring properties on Burleigh Way that have received planning permission for side extensions is provided below:

[Proposed two storey side extension and demolition of existing garage \(Amended plans received 26/4 altering design\)](#)

46 Burleigh Way Crawley Down Crawley West Sussex RH10 4UQ

Ref. No: DM/18/1092 | Received: Tue 13 Mar 2018 | Validated: Thu 15 Mar 2018 | Status: Approved

[Two storey side extension, single storey rear extension and new pitched roof to front porch and bay window](#)

61 Burleigh Way Crawley Down Crawley West Sussex RH10 4UG

Ref. No: DM/16/4659 | Received: Thu 03 Nov 2016 | Validated: Thu 03 Nov 2016 | Status: Approved

5. Planning Policy Context

- 5.1. The statutory Development Plan for the purposes of determining this application comprises the Mid Sussex District Plan 2014–2031 (adopted March 2018). The National Planning Policy Framework (NPPF) is also a material consideration.

National Planning Policy Framework - February 2025

- 5.2. The National Planning Policy Framework supports sustainable development and



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promotes a positive approach to decision-taking. Paragraph 11 confirms that development proposals which accord with an up-to-date Development Plan should be approved without delay, unless material considerations indicate otherwise.

5.3. Chapter 12 of the Framework places significant emphasis on achieving well-designed places. It confirms that good design is a key aspect of sustainable development and requires development to respond appropriately to local character, site context, layout, built form and landscape setting.

5.4. For the purposes of this application, the relevant national policy considerations are whether the proposed extension would:

- respond appropriately to the host dwelling and surrounding area;
- maintain an acceptable relationship with the street scene and corner plot;
- avoid unacceptable harm to neighbouring residential amenity;
- respect existing landscape features and boundary treatment; and
- represent an appropriate and proportionate form of domestic development.

5.5. The proposal is considered to accord with these objectives. It is modest in scale, single storey in form, and contained within the established domestic curtilage of the existing dwelling. The proposed drawings show that the extension would be positioned on the Burleigh Way side of the dwelling and would remain subordinate to the main house.

Mid Sussex District Plan 2014–2031

5.6. The Mid Sussex District Plan provides the local policy framework against which the application must be assessed. The most relevant policies are as follows.

5.7. **Policy DP12 (Protection and Enhancement of the Countryside)** seeks to safeguard the intrinsic character and beauty of the countryside. Development outside built-up area boundaries is restricted to appropriate forms of development that do not undermine rural character. Ancillary residential development within the curtilage of an existing dwelling is not precluded by this policy, provided it remains subordinate and does not



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result in material harm to the countryside.

- 5.8. **Policy DP26 (Character and Design)** requires all development to demonstrate high quality design that responds positively to the character, scale, and appearance of the surrounding area. Development should integrate well with its site and surroundings and should not cause unacceptable harm to the amenities of neighbouring occupiers.
- 5.9. **Policy DP29 (Noise, Air and Light Pollution)** seeks to ensure that development does not result in unacceptable impacts on the living conditions of nearby residents. Proposals should avoid generating noise, disturbance, or activity that would be inappropriate in a residential or rural context.
- 5.10. **Policy DP37 (Trees, Woodland and Hedgerows)** aims to protect trees, hedgerows, and woodland that contribute positively to landscape character. Development should avoid unnecessary loss of vegetation and should integrate sensitively with existing landscape features.
- 5.11. **Policy DP38 (Biodiversity)** requires development to protect and, where possible, enhance biodiversity interests. The level of information and mitigation required should be proportionate to the scale and nature of the proposal.
- 5.12. **Policy DP39 (Sustainable Design and Construction)** promotes sustainable development principles, including efficient use of resources and appropriate design responses, proportionate to the scale of development proposed.

Mid Sussex Design Guide Supplementary Planning Document

- 5.13. The Mid Sussex Design Guide SPD is a material consideration and provides detailed guidance on achieving high quality, context-sensitive design. It places emphasis on understanding the site, respecting local character, responding to landscape features, and ensuring that new development sits comfortably within its surroundings.
- 5.14. For householder development, the key design considerations are whether the extension is subordinate to the host dwelling, whether its scale and form are appropriate, whether it respects the pattern of development in the area, and whether it avoids



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appearing intrusive in public views.

- 5.15. The proposed extension has been designed as a modest single-storey addition to the side of the existing dwelling. The proposed drawings show a flat-roofed extension of limited height, positioned on the Burleigh Way side of the house and contained within the existing plot. Its scale, siting and relationship with existing boundary treatment mean that it would sit comfortably within the site and would not undermine the spacious or landscaped character of the area.

6. The Proposed Development

- 6.1. The proposal comprises a single-storey side extension to the existing dwelling. The assessment below considers the proposal against the principal planning considerations arising from the site context, the submitted drawings and the relevant planning policy framework.
- 6.2. The extension would be located on the Burleigh Way side of the property and would have a rectangular footprint of approximately 26 sq m. It would measure approximately 3 metres in width and approximately 8.1 metres in depth, reflecting the full depth of the existing house. The extension would have a maximum height of approximately 3 metres, measured from ground level to the highest point of the parapet. The proposed drawings show a modest flat-roofed addition positioned alongside the existing dwelling and contained within the established domestic curtilage.
- 6.3. The extension would provide additional internal accommodation and improve the functionality of the existing ground floor layout. The proposed plan shows the new accommodation integrating directly with the existing living space, together with associated utility and shower room accommodation. The works would remain domestic in character and proportionate to the scale of the host property.



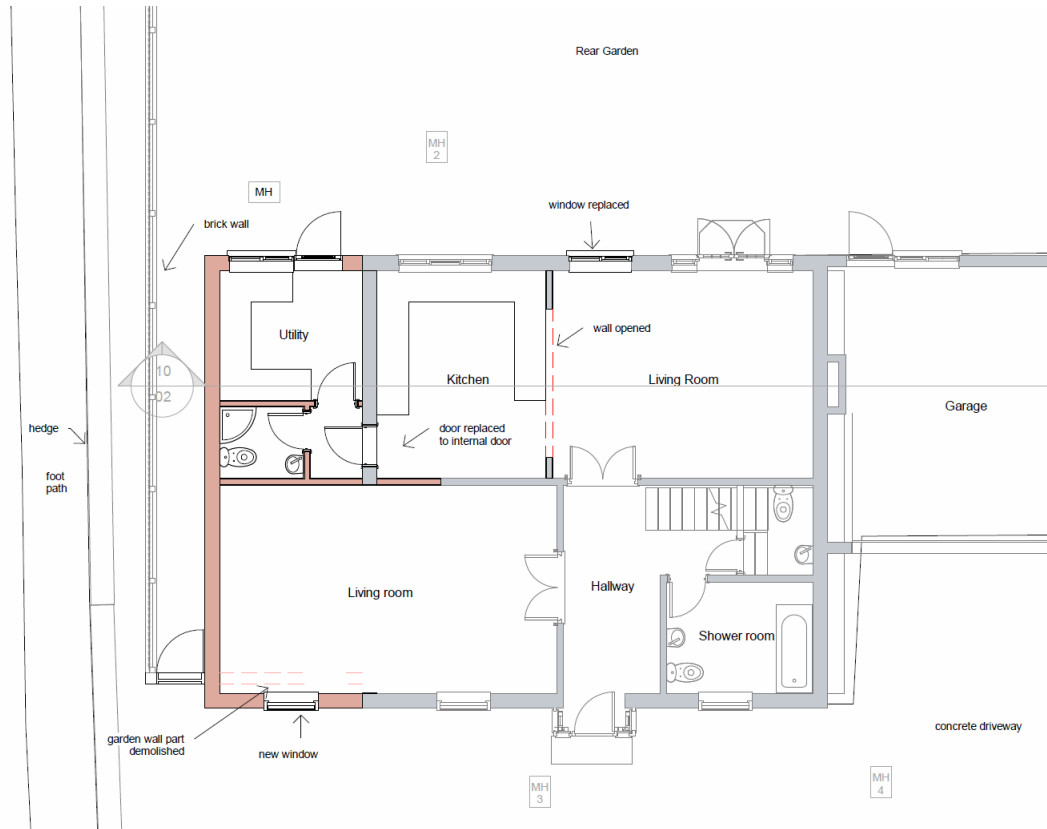


Figure 6 – Plan as Proposed (Not to scale)

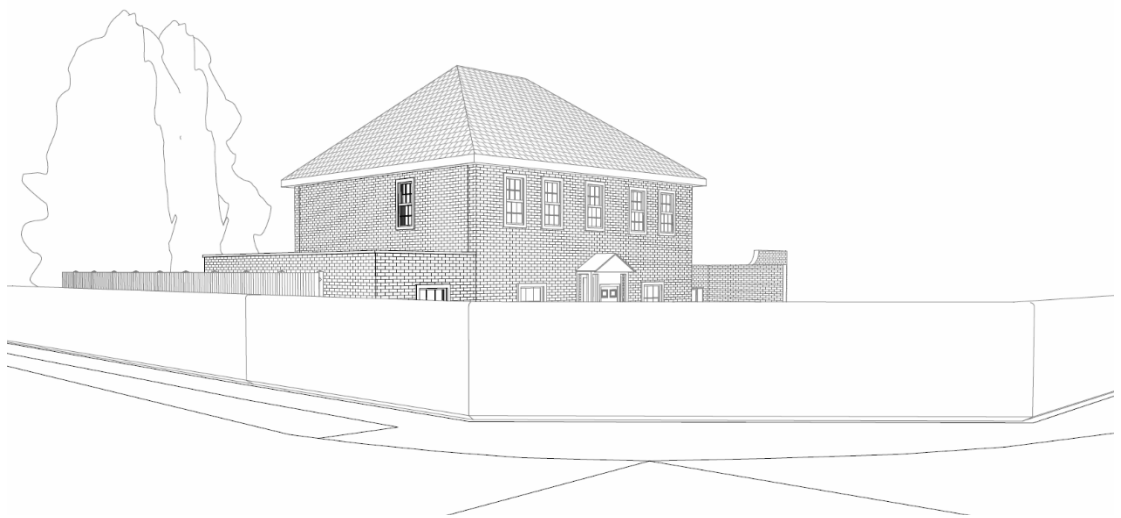


Figure 7 – 3D as Proposed (Not to scale)



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Principle of Development

- 6.4. The proposal comprises a domestic extension within the established curtilage of the dwelling. The principle of extending an existing residential property is acceptable, subject to detailed consideration of scale, siting, design, character, amenity and landscape impact.
- 6.5. In this case, the extension would be contained within the existing plot and would relate directly to the established built form of the house. It would maintain the residential character and function of the site and would represent a proportionate form of householder development.

Scale, Siting & Design

- 6.6. The proposed extension is modest and proportionate in scale. It would have a footprint of approximately 26 sq m, with a width of approximately 3 metres and a depth of approximately 8.1 metres. The depth follows the full depth of the existing house, allowing the extension to align with the established built form rather than projecting beyond it. The extension would have a maximum height of approximately 3 metres to the top of the parapet.
- 6.7. The single-storey, flat-roofed form is appropriate in this context. It minimises height and massing, keeps the extension below the dominant roof form of the house, and avoids the bulk that could result from a more assertive pitched roof side addition.
- 6.8. The siting of the extension along the Burleigh Way side of the property reflects the layout of the corner plot and the form of the existing house. Although the extension would run for the full depth of the dwelling, it would do so alongside the existing built form and would not extend beyond the rear building line. It would therefore be read as a coherent side addition rather than a projecting or detached form of development.
- 6.9. The extension would be set back from the junction of Burleigh Way and Hophurst Lane.



This reduces its visual prominence in views from the road junction and avoids the appearance of built form encroaching into the more open corner of the plot.

- 6.10. The existing dwelling would remain the dominant built form on the site. The proposed extension would not compete with the height, scale or roof form of the house. Its limited width, single-storey height and side position would ensure that it remains visually and functionally secondary.
- 6.11. The proposal would not result in overdevelopment. The plot is generous, and the extension would occupy only a limited part of the existing side garden area. The spacious character of the site would be retained, and the relationship between the dwelling, garden and surrounding highway context would remain clear.
- 6.12. In design terms, the proposal adopts a simple and complementary form. The restrained detailing, limited height and proposed matching or complementary materials would ensure that the extension integrates appropriately with the host dwelling and does not appear incongruous.

Impact on Character & Appearance of the Area

- 6.13. The surrounding area is characterised by detached dwellings set within generous plots, varied residential forms, mature boundary treatment, garden walls, hedging, grass verges and informal setbacks from the highway. This gives the locality a semi-rural residential character rather than a tightly urban or uniform suburban appearance.
- 6.14. The proposal would preserve that character. It would remain contained within the existing residential curtilage and would not materially alter the spacious pattern of development within the plot. The extension would be read as a modest domestic addition to an existing dwelling.
- 6.15. The Burleigh Way frontage is an important consideration because the site occupies a corner plot. The proposed drawings show the extension on this side of the dwelling, close to the existing garden wall, hedge, grass verge and footpath. These features form part of the established street scene and would help to soften and contain views of the extension.



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6.16. The proposal would not appear prominent or visually intrusive within the street scene. Its modest height, flat roof form, subordinate scale and relationship with existing boundary treatment would ensure that it sits quietly within the site.

6.17. The extension would not introduce an urbanising form of development or erode the landscaped character of the Burleigh Way frontage. It would also not result in a cramped relationship with the plot boundaries or highway.

6.18. The proposal would therefore preserve the character and appearance of the host dwelling, the street scene and the wider semi-rural residential area.

Relationship with Burleigh Way and the Corner Plot

6.19. Given the corner plot location, particular regard has been had to the relationship between the proposed extension, Burleigh Way and the junction with Hophurst Lane.

6.20. Although the extension would be visible in some public views, visibility does not, in itself, amount to planning harm. The relevant question is whether the development would appear unduly prominent, cramped, discordant or harmful to the established character of the site and street scene.

6.21. In this case, the extension would remain close to the existing dwelling and would be viewed in association with it. It would not project into the corner of the plot in a manner that would appear intrusive or visually dominant. The setback from the junction would help preserve the openness and legibility of the corner.

6.22. Existing boundary treatment, including hedging and walling along the Burleigh Way frontage, would continue to provide visual containment. The extension would therefore be filtered in public views and would not materially alter the landscaped edge of the site.

6.23. The proposal would have an acceptable relationship with the corner plot and would not result in material harm to the character or appearance of Burleigh Way.



Residential Amenity

- 6.24. The proposal would not result in unacceptable harm to the living conditions of neighbouring occupiers.
- 6.25. The extension would be located on the Burleigh Way side of the dwelling, rather than directly adjoining the principal private amenity space or main habitable room windows of a neighbouring property. This relationship gives the proposal a high degree of separation from nearby residential occupiers.
- 6.26. Due to its modest scale, single-storey form and maximum height of approximately 3 metres, the extension would not result in any unacceptable loss of light, overshadowing, loss of outlook or overbearing impact.
- 6.27. The proposal would not introduce any first-floor windows or elevated viewing points. It would therefore not result in overlooking or loss of privacy.
- 6.28. The use of the extension would remain domestic and ancillary to the existing dwelling. It would not generate noise, activity, disturbance or comings and goings beyond those normally associated with residential occupation.
- 6.29. The proposal would therefore preserve neighbouring residential amenity.

Landscape & Visual Considerations

- 6.30. The site benefits from established boundary hedging, particularly along the Burleigh Way frontage, together with existing walling and landscaped garden areas. These features contribute positively to the appearance of the site and help maintain the semi-rural residential character of the area.
- 6.31. The proposed extension would be contained within the existing residential curtilage and would not require the removal of significant trees or established landscape features.



The retained boundary treatment would continue to provide screening and visual containment.

6.32. The modest footprint, limited height and flat roof form of the extension mean that its visual effect would be limited. The development would not appear as a prominent or intrusive addition within the local landscape context.

6.33. The proposal would maintain the existing landscape character of the site and would result in no material harm to landscape or visual amenity.

7. Planning Balance

7.1. The determination of this application requires an assessment of the proposal against the adopted Development Plan, having regard to the site context, the submitted drawings and any other material considerations.

7.2. The proposal represents a modest and proportionate extension to an existing dwelling. It would be contained within the established residential curtilage, would relate directly to the existing built form, and would provide improved internal accommodation for the occupiers. The development would not alter the established residential character or function of the site.

7.3. Policy DP12 of the Mid Sussex District Plan seeks to protect the character and appearance of the countryside. In this case, the proposal would not extend development into the wider countryside or result in any material encroachment beyond the existing residential plot. The extension would sit alongside the existing dwelling, within the domestic garden, and would remain modest in scale. Its limited width, single-storey form and flat roof design would ensure that it does not appear as an intrusive or harmful addition within the semi-rural setting.

7.4. Policy DP26 requires development to respond positively to the character, scale and appearance of the site and its surroundings. The proposed extension has been designed as a simple, subordinate addition to the existing house. It would measure approximately 3 metres in width and 8.1 metres in depth, following the full depth of the existing dwelling



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rather than projecting beyond it. This alignment helps the extension sit naturally with the established built form and avoids a fragmented or awkward relationship with the host property.

- 7.5. The corner plot relationship has been carefully considered. Although the extension would be located on the Burleigh Way side of the property, it would remain close to the existing house and would be read as part of the dwelling. It would be set back from the junction of Burleigh Way and Hophurst Lane, reducing its prominence in public views and avoiding any unacceptable sense of built form encroaching into the more open corner of the plot.
- 7.6. The existing boundary treatment along Burleigh Way is also material. The hedge, walling, grass verge and established garden context provide visual containment and help preserve the landscaped character of the frontage. The proposal would not remove significant landscape features and would maintain the filtered, domestic character of this edge of the site.
- 7.7. The proposed scale and design would not result in overdevelopment. The dwelling occupies a generous plot, and the extension would occupy a limited part of the side garden area. The spacious relationship between the house, the garden and the surrounding highway context would remain legible. The host dwelling would continue to read as the dominant built form on the site.
- 7.8. In amenity terms, the proposal would be acceptable. The extension would be positioned on the Burleigh Way side of the dwelling and would not sit directly adjacent to the principal private amenity space or main habitable room windows of a neighbouring property. Given its single-storey height, modest footprint and siting, it would not result in unacceptable loss of light, overshadowing, overbearing impact, loss of outlook, overlooking or loss of privacy.
- 7.9. The development would also accord with the objectives of Policies DP29, DP37, DP38 and DP39. It would not give rise to unacceptable noise, air, light or disturbance impacts. It would not require the removal of significant trees or hedgerows. Its modest domestic nature means that no material biodiversity harm would arise. It also represents an efficient and proportionate improvement to an existing dwelling within an established



residential plot.

7.10. National planning policy supports well-designed development that responds appropriately to its context and can be accommodated without unacceptable harm to local character, landscape character or residential amenity. The proposal is consistent with those objectives. It is modest, carefully sited, subordinate to the existing dwelling and compatible with the character of the surrounding area.

7.11. When assessed as a whole, the benefits of the proposal are clear. It would provide improved accommodation for the occupiers, make effective use of the existing residential plot, and deliver a restrained addition that would sit comfortably within the site. There are no adverse impacts that would significantly or demonstrably outweigh those benefits, and no material considerations that indicate planning permission should be withheld.

7.12. The planning balance therefore weighs in favour of granting permission.

8. Conclusion

8.1. This Planning Statement has assessed the proposed single-storey side extension against the relevant provisions of the Development Plan, national planning policy and the site-specific planning considerations arising from the proposal.

8.2. The proposed extension would be modest and proportionate in scale. It would have a footprint of approximately 26 sq m, with a width of approximately 3 metres and a depth of approximately 8.1 metres, following the full depth of the existing house. Its single-storey form, flat roof and maximum height of approximately 3 metres to the top of the parapet would ensure that it remains clearly subordinate to the host dwelling.

8.3. The proposal would provide improved internal accommodation for the occupiers and would integrate directly with the existing ground floor layout. The associated alterations would be limited and ancillary to the main extension, allowing the new accommodation to function properly with the existing house.

8.4. The siting of the extension on the Burleigh Way side of the property has been carefully



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considered in the context of the corner plot. The extension would be positioned alongside the existing dwelling and would not project beyond the rear building line. It would also be set back from the junction with Hophurst Lane, reducing its visual prominence and avoiding any unacceptable sense of encroachment into the more open corner of the plot.

- 8.5. The proposal would preserve the character and appearance of the area. It would sit within a generous residential plot, retain the spacious character of the site, and respect the established landscaped edge along Burleigh Way. Existing hedging, walling and garden features would continue to provide visual containment and help the extension sit comfortably within its semi-rural residential setting.
- 8.6. There would be no unacceptable impact on neighbouring residential amenity. Given the extension's single-storey scale, limited height, side position and separation from nearby dwellings, it would not result in harmful overlooking, loss of privacy, loss of light, overshadowing, overbearing impact or undue disturbance.
- 8.7. The development would also avoid material harm to landscape character, trees, hedgerows or biodiversity interests. It would be contained within the existing residential curtilage and would not require the removal of significant landscape features.
- 8.8. Overall, the proposal represents an appropriate, proportionate and well-designed form of householder development. It accords with the relevant objectives of the Mid Sussex District Plan, the Mid Sussex Design Guide SPD and the National Planning Policy Framework.
- 8.9. On this basis, it is respectfully requested that planning permission be granted.

