

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2146	Case Officer:	Hamish Evans
Application Type:	Householder Application		
Proposal:	Proposed single-storey side extension with flat roof		
Site:	2 Gordons Way, Pease Pottage, Crawley, West Sussex, RH11 9SJ, , ,		
Validation Date	26 Aug 2025	Overall Expiry Date:	17 Sep 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	18 Sep 2025
Target Date:	21 Oct 2025	Recommending Officer Signature:	Hamish Evans

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Joanne Fisher	Date:	19 Sep 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2146

**2 Gordons Way, Pease Pottage, Crawley, West Sussex, RH11 9SJ, ,
Proposed single-storey side extension with flat roof
Mr Ben Buckstone**

SUMMARY OF REPRESENTATIONS

No third-party letters of representation have been received in respect of this application.

SUMMARY OF CONSULTEES

None received.

PARISH COUNCIL OBSERVATIONS

Slaugham Parish Council

No objection.

INTRODUCTION

The application seeks planning permission for a single storey side extension at 2 Gordons Way, Pease Pottage.

RELEVANT PLANNING HISTORY

None relevant.

SITE AND SURROUNDINGS

The application site is located within the High Weald Area of Outstanding Natural Beauty and the countryside with the built-up area boundary of Pease Pottage located to the west of the site. The application site consists of a two-storey residential dwelling which is characterised by bare brown brick work walls, brown clay roof tiles and grey uPVC window and door frames. It is considered that some three cars can be parked to the side of the dwelling.

There are residential properties located to the north, south and west of the site and a car park is located to the east of the site. Gordons Way is located to the south of the site and Bensons Hill Road is located to the east of the site. The surrounding area is residential in its nature and the dwellings are of a similar scale and appearance to the application site.

APPLICATION DETAILS

The application seeks planning permission for a single storey side extension at 2 Gordons Way Pease Pottage RH11 9SJ.

The proposed single storey side extension measures some 5.3 metres in width, 3.0 metres in depth and a total height of 2.8 metres. It would be characterised by external materials similar in appearance to those used in 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 Slaugham 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.

Slaugham Neighbourhood Plan (adopted September 2019)

Relevant policies:

Policy 1: Protecting the Area of Outstanding Natural Beauty

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:

DPC1: Protection and Enhancement of the Countryside
DPC4: High Weald Area of Outstanding Natural Beauty
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.

ASSESSMENT

Character and Design and Protection and Enhancement of Countryside

Policy DP12 of the Mid Sussex District Plan seeks to maintain or where possible enhance the quality of the rural landscape character of the District.

Policy DP26 of the Mid Sussex 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:

- is of high quality design and layout and includes appropriate landscaping and greenspace;*
- 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;*
- creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- protects open spaces, trees and gardens that contribute to the character of the area;*
- protects valued townscapes and the separate identity and character of towns and villages;*
- 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);*
- creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- positively addresses sustainability considerations in the layout and the building design;*
- 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;*
- optimises the potential of the site to accommodate development.'*

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 DG50 of the Mid Sussex Design Guide states: *'Front and side extensions are typically visible from the public realm and will be resisted where they have an adverse impact on the street scene or the appearance of a dwelling.'*

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.'

The proposed works would be characterised by external materials similar in appearance to those used in the existing dwelling, details of which can be secured by a suitably worded condition.

The proposal is of a modest single storey nature and it would be appropriately subordinate in scale to the main dwelling. Due to its modest nature and the existing boundary treatment there would be limited views of the proposal from the surrounding area. It is not considered to close an important gap.

The site is designated as being within the countryside however it is also located within an existing residential estate as such this form of development within the location is considered to maintain the character of the countryside.

Taking into account the above the proposal is considered to address the character and scale of the surrounding area and it would maintain the quality of the rural landscape character of the District. Therefore, it would comply with policies DP12 and DP26 of the Mid Sussex District Plan and principles DG49 and DG50 of the Mid Sussex Design Guide SPD.

Impact on the High Weald Area of Outstanding Natural Beauty

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 16 of the District Plan requires proposals in the AONB to conserve or enhance natural beauty. A similar ethos is contained within policy 1 of the Slaugham Neighbourhood Plan.

Paragraph 189 of the NPPF is also relevant. This states:

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

The proposed works are relatively modest in their nature and the design and character of the proposed works are considered to address the character and appearance of the surrounding area. As such it would not have any adverse impact on the landscape quality of the AONB and it complies with the requirements of policy DP16 of the District Plan, policy 1 of the Slaugham Neighbourhood Plan, the High Weald AONB Management Plan 2024-2029 and paragraph 189 of the NPPF.

Neighbouring Amenities

Policy DP26 of the Mid Sussex District Plan in part seeks to ensure that development:

'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 DP29);'

A similar ethos is contained within the Mid Sussex Design Guide SPD.

Due to the orientation of the proposed openings they would not have direct views of the neighbouring properties private amenity spaces. The proposed extension is of a modest single storey nature and of a modest depth. Plans have been provided with the application that mark the 45 degree line as set out within the BRE daylight and sunlight guidance. The plans show that the proposal would fail this test on plan form however it would not fail this test on elevational form and as such it is not considered to cause

significant harm in this regard. Due to the above and that the proposal is of a single storey height and flat roofed design it is not considered to cause significant harm to the amenities of nearby residents or have an overbearing impact on the neighbours of the site.

Taking into account the above the proposal is considered to not cause significant harm to the amenities of nearby residents and as such complies with policy DP26 of the Mid Sussex District Plan and the Mid Sussex Design Guide SPD.

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 considered to address the character and scale of the existing and surrounding buildings and landscape and it would maintain the quality of the rural landscape character of the District. The proposal would not cause significant harm to the amenities of neighbouring properties and it would not have any adverse impact on the landscape quality of the High Weald. The application is also exempt from the requirement to provide biodiversity net gain. Therefore, the proposal complies with policies DP12, DP16 and DP26 of the Mid Sussex District Plan, principles DG49 and DG50 of the MSDC Design Guide SPD, policy 1 of the Slaugham Neighbourhood Plan, High Weald AONB Management Plan 2024-2029 and with the relevant provisions of the NPPF.

Decision: Permission

Case Officer: Hamish Evans