

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1596	Case Officer:	Peter Davies
Application Type:	Householder Application		
Proposal:	Construction of a new porch with associated internal and external works.		
Site:	6 Smolletts, East Grinstead, West Sussex, RH19 1TJ, , , ,		
Validation Date	1 Jul 2026	Overall Expiry Date:	21 Aug 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	1 Sep 2026
Target Date:	26 Aug 2026	Recommending Officer Signature:	<i>Peter Davies</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	1 Sep 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1596

**6 Smolletts, East Grinstead, West Sussex, RH19 1TJ, , ,
Construction of a new porch with associated internal and external works.
Mr And Mrs B Fines**

REPRESENTATION RECEIVED

None received.

PARISH COUNCIL OBSERVATIONS

No objection.

INTRODUCTION

The application seeks planning permission for a single storey side extension and front porch.

RELEVANT PLANNING HISTORY

GR/164/92 - Extension at first floor level to provide improved living accommodation. Permission

SITE AND SURROUNDINGS

The application property is a detached two storey dwelling located at the end of the cul-de-sac Smollets, within the built-up area boundary of East Grinstead.

The application property has a hipped roof and is constructed from brick with slate roof tiles and anthracite fenestration. The dwelling is set back from the highway with off street parking and an attached double garage on the west side with a cat slide roof. The locality is characterised by detached dwellings of a similar scale, form and design.

APPLICATION DETAILS

The application seeks planning permission for a proposed front porch. The porch will have a width and depth of 2.30 metres and 2.0 metres. The porch would have a pitched roof with an eaves height of 2.80 metres and an overall height of 3.20 metres. The porch will be constructed from brick to match the existing dwelling with a black GRP roof. The porch will have steps down to the driveway with a maximum height of 0.40 metres. The paving of the driveway and path are to be altered and enlarged to suit the porch.

Amended plans were received to amend the design and materials of the porch.

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.

There are no relevant policies.

East Grinstead Neighbourhood Plan (made November 2016)

Relevant policies:

EG3 - Promoting Good Design

Other Material Considerations

Mid Sussex District Plan 2021-2039 Consultation Draft

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 is currently at Examination with initial hearings held in February/March 2026. The Council is consulting on Main Modifications which are required to ensure the plan is legally compliant and sound. 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:

DPS1 - Climate Change

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) (August 2026)

National Planning Policy Guidance

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
- Impact on neighbouring properties
- Biodiversity Net Gain

Design and Character

Policy DP26 of the District Plan relates to character and design. In addition, policy EG3 of the East Grinstead Neighbourhood Plan has a similar ethos. However, these are considered to have very limited weight as they are materially inconsistent with the NPPF, and greater weight should be given to policy DP3 of the NPPF.

The Council's adopted Design Guide is a material consideration in the determination of the application. Chapter 9 of the Design Guide relates to household extensions. Design Principle DG49 states that extensions should respond to the design of the original dwelling and applicant will be expected to demonstrate how local character has informed the design proposal.

Design Guide Principle DG50 refers to Front and Side extensions and states that they will be resisted where they have an adverse impact on the street scene or the appearance of a dwelling. Front extensions should normally be limited to modest single storey or porch-type extensions that reflect the character of the existing property.

Policy DP3 of the NPPF sets out the key principles for well-designed places. This sets out in part that proposals should respond to their context, so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets.

The proposed porch is of an acceptable scale, form and design to the character of the dwelling and the area. The porch is well set back from the highway and would be constructed from appropriate materials. Therefore, the application is considered to comply with the above part of policy DP3 of the NPPF, policy DP26 of the District Plan and policy EG of the Neighbourhood Plan.

Impact on neighbouring properties

Policy DP26 in part seeks to ensure that new development does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings. Policy EG3 of the Neighbourhood Plan seeks to ensure that development should "not harm" adjoining neighbours. It is considered that these policies have very limited weight as they are considered to be materially inconsistent with the NPPF and consideration should be given to policies L2 and P3 of the NPPF.

Policy L2 of the NPPF relates to making effective use of land. Part L2(1dii) requires proposals to have '*acceptable living standards for residents and neighbours in terms of access to daylight, sunlight, privacy and external amenity space*'.

Policy P3 of the NPPF relates to living conditions and pollution. Part 2(b) of this policy requires proposals '*Not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers, or unacceptable levels of air, noise, artificial light, water, soil or other forms of pollution on or beyond the site*'.

The proposed porch is single storey and located approximately 4.80 metres from the closest sharec boundary. The porch will face onto the front garden and street scene and will therefore not result in unacceptable harm to neighbour amenities. The proposal is therefore considered to comply with the above mentioned parts of policies L2 and P3 of the NPPF and policy DP26 of the District Plan and policy EG3 of the Neighbourhood 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

In conclusion, the proposal is considered to be acceptable in terms of design, scale and form to the dwellinghouse and locality and would not cause unacceptable harm to the amenities of neighbouring residents. Therefore, the application complies with policies DP3, L2, P3 of the NPPF, policy DP26 of the Mid Sussex District Plan and Policy EG3 of the East Grinstead Neighbourhood Plan and is considered acceptable.

Decision: Permission

Case Officer: Peter Davies