

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2907	Case Officer:	Andrew Horrell
Application Type:	Householder Application		
Proposal:	Demolition of existing single-storey rear extension and construction of single-storey rear kitchen/dining extension, internal reconfiguration to form W.C. and utility room with external side access, replacement of existing porch with new enclosed porch; and application of new render finish to existing masonry.		
Site:	Esquina, Cranston Road, East Grinstead, West Sussex, RH19 3HL, , ,		
Validation Date	12 Nov 2025	Overall Expiry Date:	8 Dec 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	23 Dec 2025
Target Date:	7 Jan 2026	Recommending Officer Signature:	Andrew Horrell

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	23 Dec 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2907

**Esquina, Cranston Road, East Grinstead, West Sussex, RH19 3HL, ,
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Summers**

SUMMARY OF REPRESENTATIONS

None received

SUMMARY OF CONSULTEE COMMENTS

Southern Water: No objections

TOWN COUNCIL OBSERVATIONS

No comment

INTRODUCTION

Planning permission is sought for the removal of the existing rear extension and the installation of a new rear extension, and the replacement of the existing porch with a new enclosed porch.

RELEVANT PLANNING HISTORY

DM/20/4669 - To make front garden a driveway and a dropped kerb (approved)

SITE AND SURROUNDINGS

Esquina is a two-storey detached pitched roofed dwelling. Its walls are a mix of face brickwork and painted render with upvc doors and windows. The dwelling is characterised by an existing rear-to and an open front porch.

To the north of the site is the long rear garden with woodland beyond, to the south of the site is the driveway to the highway beyond, to the west of the site is close boarded fencing to a public footpath serving Mount Noddy Recreation Ground and to the east of the site is the set back neighbouring Dornden.

The site is within the built-up area of East Grinstead.

APPLICATION DETAILS

The existing rear lean-to being removed approximately measures 3.8m in depth, 2.2m in width with a height to eaves of 2.25m and an overall height of 3.8m. This serves a store and pantry.

The proposed rear extension approximately measures 5.65m in depth, 7m in width with a height to eaves of 2.75m and an overall height of 3.35m. The roof lantern adds 0.7m. This serves an open plan kitchen/dining room. Internal works include the existing kitchen changed to a utility room and the existing dining room changed to a family room.

The existing flat roofed open porch approximately measures 1.1m in depth, 2.45m in width with an overall height of 2.8m.

The proposed enclosed porch approximately measures 1.65m in depth, 2.65m in width with a height to eaves of 2.5m and an overall height of 3.55m.

Painted render is to be applied on the side, first floor rear and front elevations.

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, the Sites Allocations Development Plan Document (DPD) and the 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)

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 stage 1 hearings were concluded on the 31st October 2024. There are unresolved objections to some of the Policies in the draft District Plan. 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:

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)

The National Planning Policy Framework (NPPF) 2024 is a material consideration. Paragraphs 8, 11, 131 and 135 are considered to be relevant to this application.

ASSESSMENT

Design and Character

Policy DP26 of the Mid Sussex District Plan 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."*

East Grinstead Neighbourhood Plan policy EG3 states:

'Planning permission will normally be granted where development proposals meet the following criteria:

- o The form of the proposed development is proportionate and in keeping with the scale, height, materials and site coverage of the surrounding area;*
- o The layout of the proposed development respects the topography and character of the site, protects important landscape features and does not harm adjoining amenity;*
- o The proposal does not result in the loss of buildings or spaces that would have an unacceptable impact on the character of the area;*
- o The proposal ensures satisfactory means of access for vehicles and pedestrians and provides adequate parking, cycle storage and refuse facilities on site;*
- o The design of new buildings and the layout of spaces, including footways, car and cycle parking areas, should be permeable and provide connectivity with neighbouring areas;*
- o New development must be inclusive and where appropriate make satisfactory provision for the safe and easy access for those with mobility impairment; and*

- o *The design of new developments must result in the creation of a safe and secure environment and incorporate adequate security measures and features to deter crime, fear of crime, disorder and anti-social behaviour; and*
- o *Proposals make provision for green infrastructure and biodiversity enhancement.'*

The Mid Sussex Design Guide is also considered to be relevant and 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 DG50 of the Mid Sussex Design Guide relates specifically to front and side extensions and states:

'Front extensions are more likely to be acceptable where the building line is staggered or where the dwelling is set well back from the road. They are less likely to be acceptable in streets with a strong consistent building form as they risk disrupting the underlying order.

Where front extensions are considered acceptable, they should normally be limited to a modest single storey or porch-type extension that reflect the character of the existing property.'

The proposed porch is of a size, scale and style recommended by our Mid Sussex Design Guide.

Principle DG51 of the Mid Sussex Design Guide SPD relates specifically to rear extensions 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 rear extension is a fairly sizeable enlargement to the existing dwelling, but it will be subordinate to the existing dwelling.

The streetscene is characterised by rear enlargements. Neighbouring Dornden is characterised by a 1980s two storey rear extension.

The proposed render would not be out of character with the existing painted brickwork which characterises the property or the wider streetscene which is characterised by a mix of materials, including painted render.

Therefore, the proposal is deemed to be in character with the existing dwelling and complies with DP26 of the Mid Sussex District Plan, EG3 of the East Grinstead Neighbourhood Plan, principles DG49-DG51 of the Mid Sussex Design Guide SPD and the relevant paragraphs of the NPPF.

Neighbouring Amenities

In terms of impact on neighbouring amenities, Policy DP26 of the District Plan states that it must be demonstrated that any 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.

The threshold for the related policy within the East Grinstead neighbourhood Plan EG3 states:

'The layout of the proposed development respects the topography and character of the site, protects important landscape features and does not harm adjoining amenity'.

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. Consequently, policy DP26 of the Mid Sussex District Plan is considered to take precedence and therefore the test in this instance is whether the development causes significant harm to neighbouring amenities as outlined above.

As single storey in nature the proposal is not deemed to cause significant harm in terms of overlooking and privacy.

The impact on light to neighbour Dornden is not deemed to be significant as the proposed works are to the north of the existing side windows at the neighbouring property.

Therefore, the level of harm in terms of neighbouring amenities is not deemed significant and the proposal is deemed to comply with policy DP26 of the Mid Sussex District Plan and policy EG3 of the East Grinstead 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.

CONCLUSION

The proposal is considered to be of an appropriate design, size and scale that is in keeping with the existing dwelling and will not cause harm to the surrounding area. The level of harm to neighbouring amenities is not deemed significant.

In conclusion, the proposal is considered to be appropriate in terms of design, size, and scale to the dwellinghouse and locality and would not cause significant harm to the amenities of neighbouring properties. Therefore, the proposal complies with Mid Sussex District Plan policy DP26 and policy EG3 of the East Grinstead Neighbourhood Plan, The Mid Sussex Design Guide SPD as well as the relevant provisions of the NPPF. The application therefore accords with the Development Plan and is considered acceptable.

Decision: Permission

Case Officer: Andrew Horrell