

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0727	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Demolition of existing porch. New oak porch with clay tiled roof and cast stone lower plinth walls. New rendered finish to existing brickwork walls. Replacement windows and doors to match existing. Alterations to Side Elevation window to raise sill.		
Site:	The Saints, 2 Saint Hill Green, East Grinstead, West Sussex, RH19 4NG, , ,		
Validation Date	20 Mar 2025	Overall Expiry Date:	14 Apr 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	9 May 2025
Target Date:	15 May 2025	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:	12 May 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0727

**The Saints, 2 Saint Hill Green, East Grinstead, West Sussex, RH19 4NG, ,
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walls. New rendered finish to existing brickwork walls. Replacement windows and doors to
match existing. Alterations to Side Elevation window to raise sill.
Eloise Gibbons**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

MSDC Flood risk and drainage

No objection.

PARISH COUNCIL OBSERVATIONS

No comment received.

INTRODUCTION

Planning permission is sought to replace an existing porch with a new porch, render existing brickwork, the replacement of fenestration and the installation of a side door.

RELEVANT PLANNING HISTORY

No relevant planning history.

SITE AND SURROUNDINGS

The application property is a detached two-storey dwelling constructed of stone brickwork. The property has a clay tile roof, white aluminium windows and decorative barge boards to the two front gable roofs. The property has been extended several times and has a large two storey rear and side extension. The property benefits from a double garage to the side of the property and off-street parking to the front of the property. The property is within the setting of several listed buildings, with 1 Saint Hill Green to the west of the application site, and Vittoria Cottage and 4 Saint Hill Green to the south of the application site.

The site lies outside the built-up area of East Grinstead and is therefore in the countryside. The property is located within the High Weald Area of Outstanding Natural Beauty. Neighbouring properties are located to the south and west. Highway is located to the west.

APPLICATION DETAILS

Planning permission is sought to replace an existing closed single storey porch on the front elevation with a new open oak porch. The porch would have a gable roof and clay roof tiles. The porch would measure some 2.6 metres in width, a depth of some 2.2 metres and a height to the ridge of some 1.9 metres.

Permission is also sought to render finish the modern brickwork extensions to the front (west), side (north) and the side (south) elevations. The historic stonework is proposed to be retained.

Plans show that the proposal seeks to enlarge an existing window on the side (north) elevation and to raise the sill of an existing window on the side (south) elevation.
It is also proposed to replace all existing aluminium windows with white framed uPVC windows.

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:

- DP12 - Protection and Enhancement of Countryside
- DP16 - High Weald Area of Outstanding Natural Beauty
- DP26 - Character and Design
- DP34 - Listed Buildings and Other Heritage Assets

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.

Neighbourhood Plan

East Grinstead Neighbourhood Plan made in

Relevant policies:

- EG3 - Promoting Good Design
- EG4 - Designated and Non Designated Heritage Assets.

Other Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66(1) of the above Act states '*In considering whether to grant planning permission [F1or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of*

preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

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

DPS6 - Health and Wellbeing

DPB1 - Character and Design

DPB2 - Listed Buildings and Other Heritage Assets

DPC1 - Protection and Enhancement of the Countryside

DPC4 - High Weald Area of Outstanding Natural Beauty

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;

- o Impact on the High Weald AONB
- o Impact to the Setting of Listed Buildings
- o Design and Character
- o Impact on Neighbouring Properties
- o Biodiversity Net Gain

Impact on the High Weald AONB

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.

Paragraph 189 of the NPPF 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 conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks.'

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 building. Whilst it is sited outside of the built-up area of East Grinstead, it is situated within a small group of dwellings. As such the proposal would not form an isolated development within the wider landscape. Due to the development being an extension of an existing building it is not considered to have an adverse impact on the overall landscape quality of the AONB.

As such the proposal would comply with the requirements of Policies DP12 and DP16 of the District Plan, The High Weald AONB Management Plan and paragraph 189 of the NPPF.

Impact to the Setting of Listed Buildings

Policy DP34 of the District Plan in part states that:

Development will be required to protect listed buildings and their settings. This will be achieved by ensuring that:

- o A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal;*
- o Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric. Proposals for the conversion or change of use of a listed building retain its significance and character whilst ensuring that the building remains in a viable use;*
- o Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;*
- o Satellite antennae, solar panels or other renewable energy installations are not sited in a prominent location, and where possible within the curtilage rather than on the building itself;*
- o Special regard is given to protecting the setting of a listed building;*
- o Where the historic fabric of a building may be affected by alterations or other proposals, the applicant is expected to fund the recording or exploratory opening up of historic fabric.*

Policy EG4 in the East Grinstead Neighbourhood Plan has similar aims.

Paragraphs 212 - 216 of the NPPF states:

'212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

213. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

214. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
- and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

216. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'

Due to the setback position of the dwelling from the highway, and the spacing of houses along Saints Hill Green, it is considered that there would only be glimpsed views of the proposed development. Furthermore, given the modest nature of the proposal in relation to the host dwelling, it is considered that there would not be an adverse impact on the setting of nearby listed buildings, which would be preserved by the proposal.

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 EG3 of the East Grinstead Neighbourhood Plan relates to design and in part states:

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

- a) The form of the proposed development is proportionate and in keeping with the scale, height, materials and site coverage of the surrounding area;*
- b) The layout of the proposed development respects the topography and character of the site, protects important landscape features and does not harm adjoining amenity;*

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 relates to front 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 application site relates to an area characterised by loose knit, sporadic residential development and which is set back from the highway. The eastern side of Saints Hill Green is lined by mature planting and trees which restricts views of the residential properties.

The design of the proposed front porch is considered to be an appropriate scale for the existing building. The gable roof design responds appropriately to the existing front elevation. Although the proposed materials are different to the existing, they are considered acceptable. The reduction in size of the existing window on the side (south) elevation creates a more balanced appearance, as does the increase in size of the window on the side (north elevation). It is considered that the proposed uPVC windows will have a neutral impact on the character of the existing property. The proposed render to the modern brickwork extensions is considered to be an appropriate and visual enhancement of the existing built form.

Due to the setback position of the dwelling from the highway, and the spacing of houses along Saints Hill Green, it is considered that there would only be glimpsed views of the proposed development. Given the appropriateness of the proposal in relation to the host dwelling, it is considered that there would not be an adverse impact on the character of the streetscene.

Impact on neighbouring properties

In terms of impact upon neighbouring amenities, Policy DP26 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);'

Regarding the neighbour at Vittoria Cottage 3, to the south of the application site, as the proposal includes changes to the external materials and appearance of the property and a modest porch extension, the proposal is not considered to be harmful to the amenities of this neighbour.

Due to the separation distance of the other neighbouring properties, it is not considered that the proposal would cause harm to the amenities of neighbouring properties.

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 appropriate in terms of design, size and scale to the dwellinghouse and locality, would not cause harm to the amenities of neighbouring properties or the High Weald AONB and would preserved the settings of the nearby listed buildings.

Therefore, the proposal complies with Mid Sussex District Plan policies DP12, DP16, DP26 and DP34, policies EG3 and EG4 of the East Grinstead Neighbourhood Plan, the High Weald AONB Management Plan and the relevant provisions of the NPPF. The application is therefore considered acceptable.

Decision: Permission

Case Officer: Catherine Cardin