

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1083	Case Officer:	Tracie Axford
Application Type:	Householder Application		
Proposal:	Construction of a three metre single storey side extension, single storey front porch extension, double storey infill extension and renovation of existing house including rendered finish, new windows and doors.		
Site:	Hoadlye, Crawley Down Road, Felbridge, East Grinstead, West Sussex, RH19 2PS, ,		
Validation Date	29 Apr 2026	Overall Expiry Date:	2 Jun 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	24 Jun 2026
Target Date:	24 Jun 2026	Recommending Officer Signature:	<i>Tracie Axford</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Joanne Fisher</i>	Date:	26 Jun 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1083

**Hoadlye, Crawley Down Road, Felbridge, East Grinstead, West Sussex, RH19 2PS,
Construction of a three metre single storey side extension, single storey front porch extension,
double storey infill extension and renovation of existing house including rendered finish, new
windows and doors.**

Mr Ashley Boulton

SUMMARY OF REPRESENTATIONS

None

SUMMARY OF CONSULTEES

Southern Water - commented that the site is not within their statutory area for water supply/wastewater services.

Drainage Officer - No objection.

Naturespace Officer - Thank you for consulting us on this application. It is considered that the proposed development would present a low risk to great crested newts and/or their habitats. However, as the development is within the amber Impact Risk Zone, as modelled by district licence mapping, I recommend that the following informative should be attached to planning consent:

"The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence."

PARISH COUNCIL OBSERVATIONS

Worth Parish Council supports this application.

INTRODUCTION

The application seeks planning permission for the erection of a single storey side extension, a single storey front porch extension, double storey infill extension and renovation of existing house including a rendered finish, new windows and doors.

RELEVANT PLANNING HISTORY

None relevant.

SITE AND SURROUNDINGS

Hoadley is an L-shaped detached dwelling located to the north of Crawley Down, to the east of Felbridge and to the west of East Grinstead and is on a corner plot close to the junction between Felbridge Road and Furnace Farm Road.

The property is accessed from a private driveway on Felbridge Road. The property is screened from public views by dense vegetation on the boundary between the application site and the highway. Externally, the dwelling has bare brickwork, with hung tile to the first floor. The property benefits from an integral double garage and a driveway with space for multiple vehicles. The garden wraps around the house and there is an outdoor swimming pool at the rear elevation. There is also an external garage and car port located on the driveway.

The site lies within the countryside as defined in the Mid Sussex District Plan. The locality is characterised by loose knit sporadic development, which is positioned close to the highway, with areas of open fields which are lined within mature trees and hedgerows.

APPLICATION DETAILS

The application seeks planning permission for the erection of a single storey side extension, a single storey front porch extension, a two-storey infill extension and the comprehensive renovation of the existing dwelling, including the application of a rendered finish and the replacement of all windows and doors.

The proposed side extension will measure 11.3 metres in length and will project 3 metres beyond the existing side elevation. It will have a flat felt roof with 4 rooflights and an overall height of approximately 3 metres. Two sets of doors will provide access the garden from the extension.

The existing principal entrance is recessed behind the front elevation of the portion of the house incorporating the garage and bedroom above. The proposal would infill this recessed area with a two storey infill extension increasing the internal space. This extension would be modest and will extend one metre beyond the front door line.

A single-storey porch extension would project from the front of the proposed infill extension. The porch would extend approximately 0.8 metres from the front door, have a flat roof, and have an overall height of approximately 3 metres.

Externally, all windows will be replaced with black uPVC units. The existing green garage doors will be replaced with black garage doors. The new front door will be black uPVC and metal. In addition, all external walls of the dwelling would be finished in white render.

On the rear elevation, there are currently four windows serving a bedroom and the landing area. The existing bedroom window would be replaced with wide sliding doors and a glazed Juliet balcony. The three landing windows would be removed and replaced with a single, wider full-height window. At ground-floor level, the two existing windows serving the garage would be retained, while the two windows serving the hallway would be replaced with a single wide window, matching the proposed first-floor opening.

The single-storey element of the dwelling projecting from the front elevation currently contains two windows on the elevation facing the driveway. The full-height window closest to the front door would be replaced with a black uPVC window of similar dimensions. The narrower adjacent window would be replaced with two full-height black uPVC windows.

On the front elevation, an additional window is proposed above the garage. Furthermore, the existing window located to the north of the entrance door within the single-storey section of the dwelling would be replaced with a full-height window.

Collectively, the proposed development would increase the available internal living space and create a contemporary appearance while retaining the property's existing residential use.

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 the Crawley Down 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

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.

Crawley Down Neighbourhood Plan

The Crawley Down Neighbourhood plan was made in January 2016.

Relevant Policy:

Policy CDNP04.1 Building Extensions

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 hearings were concluded on the 19th March 2026. 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) (December 2024)

The National Planning Policy Framework (NPPF) 2024 is a material consideration.

ASSESSMENT

It is considered that the main issues that need to be considered in the determination of this application are as follows:

- Principle of Development
- Design and Character
- Impact on neighbouring properties
- Biodiversity Net Gain

Principle of Development

Policy DP12 of the Mid Sussex District Plan states (in part): *'The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:*

- it is necessary for the purposes of agriculture; or
- it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.'

The proposal is relatively modest in size and will not be visible from the public domain as it is screened by hedging. It is proposed that the external change from brick and hung tiles to the first floor to a white render would not appear incongruous as there is no defined streetscene in the vicinity. Whilst the proposal would substantially alter the external appearance of the dwelling, the resulting design would remain of an appropriate scale and appearance for its rural setting and would not appear unduly prominent within the landscape. It would therefore maintain the character of the countryside in this location. It is considered that the principle of the proposal would meet the requirements of policy DP12 of the Mid Sussex District Plan and is acceptable.

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."*

The relevant paragraph of Policy CDNP04.1 of the Neighbourhood Plan is as follows:

'Building extensions will be permitted provided they are in accordance with the Neighbourhood Plan and meet the following criteria:

- a) The scale, height, and form of the extension should be subservient to the existing building, and should be in character with the street scene. Where appropriate, special regard should be had to sustaining and enhancing the setting and features of heritage assets and the Areas of Townscape Character.*
- b) The traditional boundary treatment of an area is retained and where feasible reinforced.*
- c) Suitable access and on-site parking is provided without detriment to neighbouring properties.*
- d) Amenities such as access, noise, privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.*
- e) Gaps which provide views out of the village to surrounding countryside are maintained.*
- f) Materials are compatible with materials of existing/surrounding buildings. '*

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: *'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 application site occupies a substantial corner plot within a loose-knit rural area characterised by a varied pattern of detached dwellings set within generous plots. There is no strong or consistent visible architectural style within the immediate locality. Furthermore, the dwelling is well screened from the public realm by mature boundary vegetation, limiting views of the property from Felbridge Road and reducing its visual prominence within the wider landscape.

The proposed extensions have been designed to integrate with the existing dwelling and remain proportionate to the scale of the host property. The two-storey infill extension represents a modest addition that utilises an existing recessed section of the front elevation and therefore does not significantly increase the overall bulk or massing of the building. Likewise, the front porch extension is limited in scale and appears as a subordinate feature that clearly reads as an entrance element.

The single-storey side extension, whilst extending approximately 11.3 metres in length, has a simple and contemporary design with a flat roof and an overall height of approximately 3 metres. Due to its single-storey form and its position alongside the existing dwelling and given that it would remain set back from the front elevation of the property, it would appear subordinate to the host building. It is therefore considered that the extension would not close an important gap between properties or interrupt any established street rhythm given the spacious and dispersed character of development in the locality.

The proposed external alterations would provide a comprehensive but coherent modernisation of the dwelling. The replacement of the existing brick and tile-hung elevations with white render, together with black framed windows, doors and garage doors, would create a contemporary appearance. Whilst the proposed materials would differ from those presently used on the dwelling and some neighbouring properties, the surrounding area does not exhibit a uniform architectural style or palette of materials. The immediate vicinity contains a variety of detached dwellings incorporating brick, tile hanging and rendered finishes. It was also noted during the site visit that fully rendered properties are present within the wider area along Felbridge Road and Crawley Down Road. As such, the proposed rendered finish would not appear incongruous within its setting. Furthermore, whilst the property can be partially viewed from the public realm, it is set within a generous plot and benefits from established boundary vegetation which softens its appearance in the landscape. The proposal would therefore maintain the character and appearance of the locality and countryside setting and would not result in visual harm.

Overall, the proposed extensions and alterations are considered to be sympathetic to the scale and form of the existing dwelling and appropriate within their countryside setting. The development would enhance the appearance of the property without resulting in harm to the character of the locality or the wider rural landscape. The proposal is therefore considered to accord with Policy DP26 of the Mid Sussex District Plan, Policy CDP04.1 of the Crawley Down Neighbourhood Plan and the relevant principles of the Mid Sussex Design Guide.

Impact on Neighbouring Amenities

Policy CDP04.1 states that proposals should 'safeguard' adjoining neighbours' amenity whereas policy DP26 of the MSDP states that development should 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. There is therefore some conflict between the District Plan and Neighbourhood Plan in this respect. 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. As such, policy DP26 of the MSDP 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.

The application site occupies a substantial corner plot and is accessed via a private driveway serving only the host dwelling. The nearest properties with potential views of the proposed development are Nos.

3 and 4 Thicket Rise. These properties are situated at a higher land level than the application site and are separated from it by a significant distance.

Whilst the proposed single-storey side extension would be visible from these neighbouring properties, its limited height of approximately 3 metres and its position within the site ensure that it would not appear overbearing or result in any material loss of outlook. Given the separation distances involved, the proposal would not give rise to any unacceptable loss of light to neighbouring occupiers.

In terms of privacy, the proposed side extension contains rooflights and glazed doors serving the application site only and would not introduce any direct overlooking opportunities towards neighbouring residential properties. Furthermore, the proposed alterations to the front and rear elevations would not result in harmful overlooking, as these elevations do not directly face nearby residential properties and substantial separation distances are maintained. The proposed Juliet balcony would not provide a platform for external standing and, given the separation distances to neighbouring properties, would not result in harmful overlooking.

Given the domestic scale and nature of the proposed works, it is not anticipated that the development would give rise to any unacceptable impacts in terms of noise, air quality, or light pollution. Accordingly, the proposal is considered to accord with Policy DP26 of the Mid Sussex District Plan, and policy CDNP04.1 of the Crawley Down Neighbourhood Plan which seeks to protect the amenities of neighbouring occupiers.

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

The proposal is appropriate in terms of design and would not adversely affect the host dwelling or its setting. The proposal would not result in significant harm to the amenities of neighbouring occupiers. On balance, the proposal would improve the appearance and functionality of the dwelling whilst maintaining the quality of the rural and landscape character of the countryside. The development therefore complies with Policies DP12 and DP26 of the Mid Sussex District Plan, Policy CDNP04.1 of the Crawley Down Neighbourhood Plan, the relevant principles of the Mid Sussex Design Guide and the relevant provisions of the NPPF. Accordingly, the application is recommended for approval.

Decision: Permission

Case Officer: Tracie Axford