

## Delegated Decision

### Sign off Sheet

|                                              |                                                                         |                                        |                      |
|----------------------------------------------|-------------------------------------------------------------------------|----------------------------------------|----------------------|
| <b>Ref. No:</b>                              | DM/26/1387                                                              | <b>Case Officer:</b>                   | Stefan Galyas        |
| <b>Application Type:</b>                     | Householder Application                                                 |                                        |                      |
| <b>Proposal:</b>                             | Proposed two storey rear extension.                                     |                                        |                      |
| <b>Site:</b>                                 | Holmside, Garden House Lane, East Grinstead, West Sussex, RH19 4JT, , , |                                        |                      |
| <b>Validation Date</b>                       | 4 Jun 2026                                                              | <b>Overall Expiry Date:</b>            | 29 Jun 2026          |
| <b>Pre-Commencement Conditions Required:</b> |                                                                         | <b>Pre-Com Conditions Date Agreed:</b> |                      |
| <b>Recommendation:</b>                       | Permission                                                              | <b>Recommendation Date:</b>            | 22 Jul 2026          |
| <b>Target Date:</b>                          | 30 Jul 2026                                                             | <b>Recommending Officer Signature:</b> | <i>Stefan Galyas</i> |

|                                                        |  |                               |   |
|--------------------------------------------------------|--|-------------------------------|---|
| <b>Date Legal Agreement Completed: (if applicable)</b> |  | <b>No of Representations:</b> | 1 |
|--------------------------------------------------------|--|-------------------------------|---|

|                              |                        |              |             |
|------------------------------|------------------------|--------------|-------------|
| <b>Signed and Agreed By:</b> | <i>Stephen Ashdown</i> | <b>Date:</b> | 24 Jul 2026 |
| <b>Comments:</b>             |                        |              |             |

## **MID SUSSEX DISTRICT COUNCIL**

**DM/26/1387**

**Holmside, Garden House Lane, East Grinstead, West Sussex, RH19 4JT, ,  
Proposed two storey rear extension.  
Mr Beau Grady**

### **SUMMARY OF REPRESENTATIONS**

There was one letter of representation received in response to the proposed development. Whilst the letter did not raise an explicit objection, it noted a number of concerns including:

- The proposed first floor side (north) elevation causing an overlooking impact and loss of privacy.
- No frosted glazing being proposed for the side (north) first floor window.
- Confirmation whether the first floor side window was original or approved later.

### **SUMMARY OF CONSULTEES**

None received.

### **TOWN COUNCIL OBSERVATIONS**

No comment.

### **INTRODUCTION**

The application seeks planning permission for the development of a part two and part single storey rear extension.

### **RELEVANT PLANNING HISTORY**

GR/119/98 - Porch Addition and Replacement of Flat Roof Over Garage with Pitched Roof.

### **SITE AND SURROUNDINGS**

The application relates to Holmside, a detached two storey dwelling which features a hipped roof form as well as a single storey flat roofed garage side element. The site is positioned to the western side of Garden House Lane with access provided through a front brick paved driveway. The dwelling is also set back from the highway edge by a front driveway and a boundary hedge acts as the sites front boundary treatment. There is further garden amenity space set to the rear of the site which features a patio and a greenhouse outbuilding. In terms of materials, the existing dwelling is composed of brick external walls, a tiled roof and white uPVC windows.

There are a number of brick built detached properties which are positioned at varying set backs from the roadside edge. There is some variance between light and red bricks within the locality which adds visual interest within the streetscene.

With regard to policy constraints, the site is located within the East Grinstead built up area.

### **APPLICATION DETAILS**

The proposed development would develop a part two, part single storey rear extension. The proposal would measure at approximately 3.8m in maximum length, 8.2m wide, 4.9m high the maximum eaves height and 7m in maximum ridge height. The proposed extension would be composed of brick clad walls, matching roof tiles and white 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 the East Grinstead Neighbourhood Plan (made November 2016).

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.

### **Neighbourhood Plan**

East Grinstead Neighbourhood Plan (Made November 2016)

Relevant Policies:  
Policy EG3 - Promoting Good Design

### **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 (Regulation 19) is currently at Examination and hearings were concluded on 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. Paragraphs 2, 8, 11, 39, 48, 131, 135 & 139.

## **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 Amenities
- Biodiversity Net Gain

### **Design and Character**

DP26 of the 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:*

- 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 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'*

Policy EG3 of the East Grinstead Neighbourhood Plan seeks to promote good design through the following measures:

- 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;*
- c) The proposal does not result in the loss of buildings or spaces that would have an unacceptable impact on the character of the area;*
- d) The proposal ensures satisfactory means of access for vehicles and pedestrians and provides adequate parking, cycle storage and refuse facilities on site;*
- e) 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;*
- f) New development must be inclusive and where appropriate make satisfactory provision for the safe and easy access for those with mobility impairment; and*
- g) 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*
- h) Proposals make provision for green infrastructure and biodiversity enhancement..*

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.'*

In terms of rear extensions, principle DG51 states:

*'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 site's locality comprises a number of detached dwellings, some of which have been extended and modified over time. The application property has not been previously extended to the rear and an existing brick paved patio is set immediately next to the rear elevation.

The proposed two storey rear extension is considered to add further bulk and scale to the dwelling as existing. However, this element would be limited in projection, measuring at 2m from the existing rear elevation. Furthermore, the proposed extension is considered to assimilate well with the existing dwelling and would only slightly modify the existing roof from a hip to a crown roof pitch. The use of matching external materials are considered to help the dwelling embed further with the existing.

An additional proposed single storey rear extension would be used to the rear which would adjoin the proposed two storey element. It is considered that this element would appear subservient towards the existing dwelling through the use of a lean to roof form.

Several new rooflights are proposed to the two storey extensions rear roofslope and the lean to roof slope of the single storey extension. It is considered that these would be set within a visually discrete position with regard to public vantage points. Accordingly, their addition to the proposal is considered to be acceptable on balance.

In light of the above, the proposal is considered to comply with the provisions of DP26 of the Mid Sussex District Plan and EG3 of the East Grinstead Neighbourhood Plan in terms of character and design.

### **Impact on Neighbouring Amenities**

In terms of impact upon neighbouring amenities, Policy DP26 of the 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 DP29);'*

When considering impact upon neighbouring amenity, policy DP26 of the District Plan states that development proposals 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. Policy EG3 of the Neighbourhood Plan states that the development should not harm amenity.

In cases where there is a discrepancy between District and Neighbourhood Plan policies, legislation states that greater weight should be given to the Plan (and policy) that has been adopted at a later date. In this instance the East Grinstead Neighbourhood Plan was made in November 2016 and the Mid Sussex District Plan adopted in March 2018. As such, it is considered that greater weight should be given to the District Plan policy, DP26, with the test being whether the proposal would result in significant harm to neighbouring amenities.

The proposed development would project out no further than the adjacent neighbouring properties rear elevation at No.35 to the south. There is one first floor window at the neighbouring property which faces out towards the existing side elevation. The proposed extension would be sited to the north of this existing neighbouring window which serves as a secondary window to a bedroom. It is therefore considered that this window receives a lower amount of light by virtue of its north facing orientation. Taking all of the above matters into consideration, it is not considered that the proposal would give rise to a significant overshadowing impact.

There are properties to the rear of the site at 9 and 10 Paddock Gardens to the west which the newly proposed windows and rooflights would face back out towards. Although these aforementioned properties to the rear of the site are sited at a higher topographical level than the application dwelling, it is considered that the separation distance in excess of 20m would be sufficient to overcome a significant overlooking impact.

To the north of the application site, there are a number of windows at Harwood Farmhouse which face back towards the application site. It is considered that the new window at ground floor level would be obscured by existing boundary treatment.

Concern has been raised in response to the application regarding the potential overlooking impact from the first-floor secondary window serving bedroom 4. It is considered that the proposed development would not propose any changes to this element from the existing arrangement. Furthermore, the previous application on site under GR/119/98 show this window in the approved drawings. Accordingly, the imposition of a new condition requiring this window to be obscured glazed would be unreasonable in the instance that planning permission is granted.

Accordingly, the proposal is considered to comply with the provisions of DP26 of the Mid Sussex District Plan and Policy EG3 of the East Grinstead Neighbourhood Plan in terms of neighbouring amenities.

#### 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 appropriate in terms of design and will not negatively impact on the host dwelling nor its immediate setting and will not harm neighbouring amenities.

The proposal will comply with Policies DP26 of the District Plan, Policy EG3 of the East Grinstead Neighbourhood Plan, the MSDC Design Guide and the requirements of the NPPF.

Decision:       Permission

Case Officer: Stefan Galyas