

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0801	Case Officer:	Tracie Axford
Application Type:	Householder Application		
Proposal:	Proposed removal of existing garage and utility. Proposed new side extension to include a garage, utility and shower room. Pitched roof with roof tiles to match existing. Timber cladding to external walls		
Site:	20 Hamsey Road, Sharpthorne, East Grinstead, West Sussex, RH19 4PA, , ,		
Validation Date	27 Mar 2026	Overall Expiry Date:	22 Apr 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	22 May 2026
Target Date:	22 May 2026	Recommending Officer Signature:	<i>Tracie Axford</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
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Signed and Agreed By:	<i>Steven King</i>	Date:	22 May 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0801

**20 Hamsey Road, Sharpthorne, East Grinstead, West Sussex, RH19 4PA, ,
Proposed removal of existing garage and utility. Proposed new side extension to include a garage, utility and shower room. Pitched roof with roof tiles to match existing. Timber cladding to external walls
Panton And Hepburn**

SUMMARY OF REPRESENTATIONS

One letter was received in support of this application

SUMMARY OF CONSULTEES

None

TOWN/PARISH COUNCIL OBSERVATIONS

West Hoathly Parish Council: No objection

INTRODUCTION

This application seeks permission for the proposed removal of the existing garage and utility space and a proposed new side extension to include a garage, utility and shower room. It will have a pitched roof with roof tiles to match the existing dwelling and timber cladding to external walls.

RELEVANT PLANNING HISTORY

09/02556/FUL Single Storey Rear Extension Permitted October 2009

SITE AND SURROUNDINGS

The application site is a two-storey semi-detached dwelling located on the eastern side of Hamsey Road, within the built up area boundary for Sharpthorne and is within the High Weald Area of Outstanding Natural Beauty (AONB). The existing dwelling is composed of red brick exterior walls, interlocking roof tiles and white uPVC fenestration.

The locality is characterised by semi- detached and detached dwellings of varying forms and designs which are set back evenly from the highway creating distinctive front building lines on either side of the highway. As the highway extends to the north the land slopes down making the front building lines of the properties more prominent within the wider locality.

APPLICATION DETAILS

This application seeks permission for the proposed removal of the existing garage and utility space and a proposed new side extension to include a garage, utility and shower room. The proposed side extension will have a total length of approximately 12.4 metres (including the rear portion of the side extension which is already existing) and an overall height of 4.7 metres, whilst the eaves height closest to the boundary will be approximately 2.5 metres. It will have a pitched roof with roof tiles to match the existing dwelling and timber cladding to external walls.

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 West Hoathly 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:

DP16: High Weald Area of Outstanding Natural Beauty

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

West Hoathly Neighbourhood Plan (Made April 2015)

Relevant policies: None applicable.

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

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)

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

ASSESSMENT

The main issues which need to be considered in the determination of this application are:

- Design and Character
- High Weald AONB
- Impact on Neighbouring Amenities
- Biodiversity Net Gain

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);'*

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.'*

It is proposed that the existing flat roofed garage is removed and a side extension is built in its place. The proposed side extension will extend further forward than the existing garage, but remains set behind the principal front elevation. Given its single storey nature, it will appear subordinate to the existing dwelling and will not affect the existing gap between the application dwelling and the neighbouring property at No. 20a Hamsey Road. It is proposed that the extension will have timber cladding to the external walls. Although the existing dwelling does not have timber cladding, other properties in the immediate vicinity do, therefore it will not have a harmful impact on the streetscene.

Given the design, form and scale of the proposal in relation to the surrounding properties, and that it would be constructed in materials similar to those of the existing dwelling and the surrounding properties, it is considered that the proposal would comply with policy DP26 of the MSDC District Plan.

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 and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.'

Policy DP16 of the District Plan requires that proposals conserve and enhance natural beauty in the AONB.

Given the design, form and scale of the proposal in relation to the surrounding properties, and that it would be constructed in materials similar to those of the existing dwelling and the surrounding properties, it is considered that the proposal would not have an impact on the AONB and would conserve it, complying with DP16 of the MSDC District Plan.

Impact on Neighbouring Amenities

Policy DP26 seeks, in terms of impact on neighbouring amenities 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);'*

The proposed extension will be situated on the northern side facing No.20a Hamsey Road. This neighbouring property is positioned on a lower ground level than the application property with the driveway of No. 20 in between. The proposed extension will not extend further than the existing side elevation of the garage. As No. 20 is situated further forward than the neighbour at No. 20a, the increase in length of the side elevation will not impact the neighbour in terms of light, outlook or privacy.

Due to the siting, height and modest nature of the extension, it is considered that it would not cause significant harm to the amenities of this neighbouring property in terms of overbearing impact, loss of light, outlook or privacy. The proposal is considered to therefore accord with Policy DP26 of the Mid Sussex District 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 appropriate in terms of design, size and scale to the dwellinghouse and character of the area, would not have a harmful impact on the AONB, and would not cause significant harm to the amenities of neighbouring properties. Therefore the proposal complies with Mid Sussex District Plan policies DP16 and DP26, the relevant principles of the Mid Sussex Design Guide and with the relevant provisions of the NPPF, is recommended for approval.

Decision: Permission

Case Officer: Tracie Axford