

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1604	Case Officer:	Hamish Evans
Application Type:	Householder Application		
Proposal:	Two storey front, side and single storey rear extension		
Site:	Little Lea, Turners Hill Road, East Grinstead, West Sussex, RH19 4LX, , ,		
Validation Date	24 Jun 2025	Overall Expiry Date:	16 Jul 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	12 Aug 2025
Target Date:	19 Aug 2025	Recommending Officer Signature:	Hamish Evans

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	13 Aug 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1604

**Little Lea, Turners Hill Road, East Grinstead, West Sussex, RH19 4LX, ,
Two storey front, side and single storey rear extension
Mr Antoni Rykala**

SUMMARY OF REPRESENTATIONS

No third-party letters of representation have been received in respect of this application.

SUMMARY OF CONSULTEES

Southern Water

Insufficient information submitted.

TOWN COUNCIL OBSERVATIONS

East Grinstead Town Council

No comment.

INTRODUCTION

The application seeks planning permission for a two-storey front and side extension and a single storey rear extension at Little Lea, Turners Hill Road, East Grinstead.

RELEVANT PLANNING HISTORY

DM/15/3325. Two storey side extension and porch. Permission.

DM/21/4061. Single storey front extension. Two storey side extension, including single storey rear projection and first floor balcony. (Revised plans received 31.01.2022) (Description agreed 03.02.2022). Permission.

SITE AND SURROUNDINGS

The application site is located within the countryside (outside the built up area boundary of East Grinstead) and the High Weald Area Outstanding Natural Beauty. The site consists of a detached residential property that is characterised by white render walls, brown clay roof tiles and white uPVC window and door frames. There are some five off-street parking spaces at the site, two within an existing garage and three to the front of the existing dwelling. Residential properties are located to the north of the site, open countryside is located to the east and west of the site and a care home is located to the south of the site. Turners Hill Road is located to the west of the site. The surrounding area is semi-rural in its nature with a mix of open countryside and residential properties.

APPLICATION DETAILS

The application seeks planning permission for a two-storey front and side extension and a single storey rear extension at Little Lea Turners Hill Road East Grinstead.

The proposed two-storey front extension measures some 7.6 metres in width, 1.6 metres in depth, an eaves height of 5.3 metres and a total height of 7.1 metres. The proposed two-storey side extension would measure some 9.0 metres in width, 9.5 metres in depth, an eaves height of 5.2 metres and a total

height of 8.1 metres. The two-storey side extension would replace an existing single storey rear enlargement and replace it with the two-storey extension. The proposed single storey rear extension measures some 2.6 metres in width, 3.2 metres in depth and a total height of 2.9 metres. The proposal also includes a balcony to the rear of the dwelling it would measure some 7.1 metres in width, 3.2 metres in depth and it would measure some 2.9 metres in height. The proposed works are to be characterised by external materials similar in appearance to those used in the existing dwelling.

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:

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.

East Grinstead Neighbourhood Plan

The East Grinstead Neighbourhood Plan was adopted November 2016.

Relevant policies:

EG3 - Promoting Good Design

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:

DPB1: Character and Design

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 High Weald Area of Outstanding Natural Beauty Management Plan 2024-2029

ASSESSMENT

Character and Appearance

Policy DP26 of the Mid Sussex District Plan in part 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.'*

A similar ethos for design and character is contained within policy EG3 of the East Grinstead Neighbourhood Plan.

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: *'Front and side extensions are typically visible from the public realm and will be resisted where they have an adverse impact on the street scene or the appearance of a dwelling.'*

Front extensions

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.

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.'

Principle DG51 specifically relates to rear extensions and states that '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.'

It has been shown that the proposed external materials will be similar in appearance to those used in the existing dwelling, details of which can be secured by a suitably worded condition.

The proposed two-storey side extension, single storey rear extension and balcony extension were permitted under a previous application at the site DM/21/4061. As the scale and design of those approved works is the same as those that are now proposed and that the time since that permission is relatively recent those elements of the proposal are considered to be acceptable. The proposed two-storey front extension which was not included as part of the previously permitted application does not exceed the height of the existing dwelling and its pitched roof design is similar in appearance to the existing dwelling. It is of a relatively modest scale and it would be set back from the main highway. Whilst it would not be of a porch-like modest single storey nature it is set back a significant distance from the main highway and would not be an overly dominant addition to the street scene.

As such the proposed works are considered to address the character and scale of the existing and surrounding buildings and landscape. The existing highways access and parking arrangement will remain unchanged which are considered acceptable. As such it is considered to comply with policy DP26 of the Mid Sussex District Plan, policy EG3 of the East Grinstead Neighbourhood Plan and principles DG49, DG50 and DG51 of the Mid Sussex Design Guide.

Impact on the High Weald Area of Outstanding Natural Beauty

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.

Policy 16 of the District Plan requires proposals in the AONB to conserve or enhance natural beauty.

Paragraph 189 of the NPPF is also relevant. This 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 proposed works are relatively modest in their nature and the majority of them were permitted under DM/21/4061. The design and character of the proposed works are considered to address the character and appearance of the surrounding area. As such it would not have any adverse impact on the landscape quality of the AONB and the complies with the requirements of policy DP16 of the District Plan, High Weald AONB Management Plan 2024-2029 and paragraph 189 of the NPPF.

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);'

A similar ethos is contained within the Mid Sussex Design Guide SPD.

A similar ethos is also found within Policies EG3 of the East Grinstead Neighbourhood Plan. Although Policy EG3 states that proposals should "not harm" 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.

Due to the position of the front facing openings within the proposed front extension they would not have direct views into neighbouring properties private amenity spaces. The proposed side and rear facing openings within the proposed side and rear extension would be set some 1.5 metres from the closest boundary of the site and given the significant boundary treatment surrounding the site they would not have direct views into neighbouring properties private amenity spaces. The proposed extensions would be set some 1.5 metres from the southern boundary of the site and 3.1 metres from the northern boundary of the site.

Taking into account the above it is considered that the proposal would not cause significant harm to the amenities of nearby residents including taking account of the impact on overlooking and loss of privacy, reduction in sunlight and daylight and a loss of outlook. The proposal is therefore, considered to comply with the above-mentioned part of policy DP26 and the Mid Sussex Design Guide SPD.

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.

Other Matters

Comments have been received from Southern Water stating that South East Water are the relevant statutory undertaker and that insufficient information has been submitted with the application for them to comment. Whilst these comments are noted the site is in flood zone 1, it is not within an area of surface water flooding and the proposal is relatively modest in its nature. As such the requested details can be secured through building regulations.

PLANNING BALANCE AND CONCLUSION

In conclusion, the proposal is considered to address the character and scale of the existing and surrounding buildings and landscape and it would not cause significant harm to the amenities of neighbouring properties. It would also not have any adverse impact on the landscape quality of the High Weald AONB. The application is also exempt from the requirement to provide biodiversity net gain. Therefore, the proposal complies with policies DP16 and DP26 of the Mid Sussex District Plan, policy EG3 of the East Grinstead Neighbourhood Plan, principles DG49, DG50 and DG51 of the MSDC Design Guide SPD and with the relevant provisions of the NPPF.

Decision: Permission

Case Officer: Hamish Evans