

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0532	Case Officer:	Andrew Horrell
Application Type:	Householder Application		
Proposal:	Proposed single storey 6 bay car port.		
Site:	Goffs House, Bolders Arms Road, Copthorne, Crawley, West Sussex, RH10 3LJ, ,		
Validation Date	28 Feb 2025	Overall Expiry Date:	31 Mar 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	16 Apr 2025
Target Date:	25 Apr 2025	Recommending Officer Signature:	Andrew Horrell

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	17 Apr 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0532

**Goffs House, Borers Arms Road, Copthorne, Crawley, West Sussex, RH10 3LJ,
Proposed single storey 6 bay car port.
Mr Andy Divine**

SUMMARY OF REPRESENTATIONS

None received

CONSULTEE COMMENTS

None relevant

PARISH COUNCIL OBSERVATIONS

Defer to Officer

INTRODUCTION

Planning permission is sought for the erection of a 6 bay car port.

RELEVANT PLANNING HISTORY

DM/19/1956 - Demolition of existing single storey detached garage and erection of two storey and single storey side extension, front entrance porch and new entrance gates. (approved)

DM/24/0315 - Part single part two storey side/rear extension, enclose porch to front, associated internal alterations (amended plans received 14/02) (approved)

DM/24/1298 - Variation of condition no 2 relating to planning application DM/24/0315 - to allow for design changes. (approved)

SITE AND SURROUNDINGS

Goffs House is a large two storey detached plain tiled hipped roofed dwelling with a front gable. The walls are characterised by a mix of hanging tiles, face brickwork and painted render. The doors and windows are upvc.

To the north of the site is the rear garden with woodland beyond, to the south of the site is the fairly long driveway with shrubbery to the highway beyond, to the east of the site is the existing garage with hedging to the set forward neighbour and to the west of the site is hedging to the set forward neighbour beyond.

The site is within the built-up area of Copthorne.

APPLICATION DETAILS

The proposed pitched roofed car port measures 6m in depth, 19m in width with a height to eaves of 2.1m with an overall height of 4.3m. There will be 15 Marley solar tiles on the front and rear elevations measuring each 1.722m by 1.134m.

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 Copthorne 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:

DP26 - Character and Design

DP39 - Sustainable Design and Construction

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.

Copthorne Neighbourhood Plan

The Copthorne Neighbourhood Plan was formally made by the Council on 29th September 2021.

Relevant policies:

CNP1.1 - Design and Character

CNP1.2 - Neighbouring Amenities

CNP1.6 - Residential Extensions

CNP12 - CA5: Post War Copthorne

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

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 8, 11, 131 and 135.

ASSESSMENT

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:

- 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;*
- 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 CNP1 of the Copthorne Neighbourhood Plan is relevant and states the following:

'CNP1.1

Proposals will be supported where they sustain or reinforce the positive aspects that make up the individual character and distinctiveness of each Character Area, as defined on the Policies Map, in which they sit'.

The site is within the Post-War area of Copthorne of as outlined within the Copthorne Neighbourhood Plan.

Policy CNP1.6 of the Copthorne Neighbourhood Plan states:

'Extensions to existing buildings will be supported provided they adhere to other policies in the development plan and:

- a) Are no higher than the existing building.*
- b) Do not conflict with traditional boundary treatment of an area.*
- c) Use materials which 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.'*

A car port was approved at nearby Southmead (DM/15/4904), Merestede (DM/17/0918) and Ballavarry (08/03825/FUL).

These were approved to the front of the dwelling rather than to the side as proposed.

It is noted that the size of the garage is significant, however, given the size of the garden it cannot be seen as overdevelopment. Whilst it will be visible from the streetscene, it is well set back from the highway and is well screened by the hedging on the front boundary.

In terms of the use of solar panels, Principle DG37 of the Mid Sussex Design Guide states, among other matters, that development proposals should minimise the use of energy and resources through:

'Incorporating renewable energy including photovoltaics, solar thermal water heating, ground and air source heat pumps.'

Paragraph 164 of the NPPF states:

'In determining planning applications, local planning authorities should give significant weight to the need to support energy efficient and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights).'

The use of solar panels would not be out of character and they would only be glimpsed from the street screen.

The proposal therefore considered to comply with policy DP26 of the District Plan and CNP1.1 and 1.6 of the Copthorne Neighbourhood Plan and the relevant principles of the Mid Sussex Design Guide SPD.

Neighbouring Amenities

In terms of impact on neighbouring amenities, Policy DP26 of the District Plan states that it must be demonstrated that any 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.

Policy CNP1.2 of the Copthorne Neighbourhood Plan states:

'Proposals for new development should not cause unacceptable harm to the amenity (including general activity, access, noise, privacy, daylight, and sunlight) of existing and future occupants, both on site and nearby.'

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 CNP1.2 and CNP2.1 (c) of the Copthorne Neighbourhood Plan is considered to take precedence and therefore the test in this instance is whether the development causes unacceptable harm to neighbouring amenities as outlined above.

Principle DG47 of the Mid Sussex Design Guide SPD relates to neighbouring amenities in terms of light and states:

'All dwellings should benefit from daylight and sunlight levels that conform to BRE (Better Regulation Executive) standards'.

Given the nature of the proposal and the detached relationship with the closest neighbour (Hillcroft) the impact on neighbouring amenities in terms of light, outlook and privacy are not deemed significant. Therefore, the proposal complies with DP26 of the Mid Sussex District Plan and CNP1.2 of the Copthorne Neighbourhood Plan.

Sustainable Development

Policy DP39 of the Mid Sussex District Plan in part states:

'All development proposals must seek to improve the sustainability of development'.

The proposed panels would consist of energy-saving measures at the property and it would improve the sustainability of the site. As such the proposal is considered to comply with policy DP39 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

The proposal is considered to be of an appropriate design, size and scale that are in keeping with the existing dwelling and will not cause harm to the surrounding area. The level of harm of neighbouring amenities is not deemed significant.

The proposal is considered to accord with Policy DP26 and DP39 of the Mid Sussex District Plan, CNP1.1, CNP1.2 and CNP1.6 of the Copthorne Neighbourhood Plan, Mid Sussex Design Guide SPD and the requirements of the NPPF. The application is therefore recommended for approval.

Decision: Permission

Case Officer: Andrew Horrell