

## Delegated Decision

### Sign off Sheet

|                                              |                                                                         |                                        |                   |
|----------------------------------------------|-------------------------------------------------------------------------|----------------------------------------|-------------------|
| <b>Ref. No:</b>                              | DM/25/1507                                                              | <b>Case Officer:</b>                   | Anna Tidey        |
| <b>Application Type:</b>                     | Householder Application                                                 |                                        |                   |
| <b>Proposal:</b>                             | Proposed single storey side extension                                   |                                        |                   |
| <b>Site:</b>                                 | 3 School Lane, Ashurst Wood, East Grinstead, West Sussex, RH19 3QW, , , |                                        |                   |
| <b>Validation Date</b>                       | 12 Jun 2025                                                             | <b>Overall Expiry Date:</b>            | 7 Jul 2025        |
| <b>Pre-Commencement Conditions Required:</b> |                                                                         | <b>Pre-Com Conditions Date Agreed:</b> |                   |
| <b>Recommendation:</b>                       | Permission                                                              | <b>Recommendation Date:</b>            | 7 Jul 2025        |
| <b>Target Date:</b>                          | 7 Aug 2025                                                              | <b>Recommending Officer Signature:</b> | <i>Anna Tidey</i> |

|                                                        |  |                               |   |
|--------------------------------------------------------|--|-------------------------------|---|
| <b>Date Legal Agreement Completed: (if applicable)</b> |  | <b>No of Representations:</b> | 0 |
|--------------------------------------------------------|--|-------------------------------|---|

|                              |                        |              |            |
|------------------------------|------------------------|--------------|------------|
| <b>Signed and Agreed By:</b> | <i>Stephen Ashdown</i> | <b>Date:</b> | 8 Jul 2025 |
| <b>Comments:</b>             |                        |              |            |

## **MID SUSSEX DISTRICT COUNCIL**

**DM/25/1507**

**3 School Lane, Ashurst Wood, East Grinstead, West Sussex, RH19 3QW, ,  
Proposed single storey side extension  
Miss Kelly Hamilton**

### **SUMMARY OF REPRESENTATIONS**

None received.

### **SUMMARY OF CONSULTEES**

None.

### **TOWN COUNCIL OBSERVATIONS**

Ashurst Wood Village Council: No objection.

### **INTRODUCTION**

This application seeks planning permission for a single storey side extension at No 3 School Lane in Ashurst Wood.

### **RELEVANT PLANNING HISTORY**

GR/341/87. Single storey rear living room and kitchen extension. Approved January 1988.  
GR/156/87. Detached garage. Approved July 1987.

### **SITE AND SURROUNDINGS**

No 3 School Lane is a semi-detached 3 bed house located on a at the eastern end of School Lane, close to the road junction with Hammerwood Road.

The house is orientated to face east. A shared pedestrian access path serves the front of the house together with No 1. There is a separate garage with vehicular access from the northern boundary with a frontage area for off road parking.

The house has been extended at the rear by the addition of a small single storey extension, which extends up to the mutual boundary with the attached house at No 1.

The site lies within a Red Impact Risk Zone for Great Crested Newts.

The house is located within the built-up area of the village and is washed over by the High Weald National Landscape (formally AONB designation).

### **APPLICATION DETAILS**

The application seeks planning permission to add a small single storey side extension.

The proposed plans show the extension will measure approx. 3.5m wide by 5.5m in depth, and it is to be positioned on the side elevation of the house, and will be constructed over part of the side garden space.

The proposed single storey extension is to be constructed with brick walls and a shallow lean to style roofline, finished with concrete tiles to match those on the main roof of the house. A rooflight is proposed

within the roof to light the new room. The new room in the addition will be accessed from a doorway created through the side wall in the house. The extension will have a 1m wide front facing window, a 2m wide picture window and a set of 2.5m wide glazed bifold doors in the rear elevation. These doors will allow access into the rear and remaining side garden areas.

## **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, the Ashurst Wood Neighbourhood Plan and Site Allocations DPD.

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 AONB  
DP26 Character and design  
DP38 Biodiversity

### **Site Allocations Development Plan Document**

The SADPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

There are no policies deemed relevant to this application.

### **Neighbourhood Plan**

Ashurst Wood Neighbourhood Plan - made on 30 June 2016.

Policy ASW 14 Design and Character

### **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  
DPS6 Health and Wellbeing  
DPN2 Biodiversity, Geodiversity and Nature Recovery  
DPC4 High Weald AONB

*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.

*High Weald Area of Outstanding Natural Beauty Management Plan 2019-2024*

The legal framework for AONBs 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 High Weald Housing Design Guide 2020*

*High Weald National Landscape - Technical Advice Note: Dark Skies Planning Advice Note - July 2024*

*National Planning Policy Framework (NPPF) (December 2024)*

## **ASSESSMENT**

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

- Design
- Impact upon the High Weald AONB
- Impact on residential amenities
- BNG

## **Design**

Policy DP26 of the District Plan seeks to promote well located and designed development, to protect valued characteristics of the built environment for their historical and visual qualities and support sustainable communities and create accessible environments. The wording of Policy DP26 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 DP29);*
- \* 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.'*

Also relevant in the determination of the application is Policy ASW 14 of the Ashurst Wood Neighbourhood Plan, which states:

*'All new development (including extensions and additions to individual properties) must demonstrate good quality design and respect the existing character and appearance of the surrounding area. All proposals will be expected to identify how they address the local surroundings and landscape context by:*

- (a) Using design that respects the scale and character of existing and surrounding buildings with reference to the Character Assessment; and*
- (b) Demonstrating that the design of the particular development has addressed and protected the positive features of the character of the local area; and*
- (c) Using materials which are compatible with the materials of the host or surrounding buildings; and*
- (d) Respecting established building lines where relevant and using green hedging and / or trees for highway boundaries wherever possible and in keeping with the existing streetscape; and*
- (e) Ensuring safe access for pedestrians, cyclists and other road users; and*
- (f) Providing adequate refuse and recycling storage incorporated into the scheme to minimise visual impact; and*
- (g) Adopting the principles of sustainable drainage where appropriate; and*
- (h) Providing private garden amenity space proportionate to the size of the dwelling; and*
- (i) Providing off-street parking space in accordance with Policy 21 and ensuring that garages reflect the architectural style of the house they serve and are set back from the street frontage wherever possible to reflect the local character and context. Parking should be positioned between dwellings, rather than in front, so it is not prominent in or does not dominate the street scene to the detriment of local character; and the visual impact of parking areas should be minimised wherever possible by the use of alternative surfaces and screening; and*
- (j) Ensuring that the living conditions of adjoining residents (including privacy, daylight, sunlight and outlook) are safeguarded; and*
- (k) Ensuring that lighting schemes will not cause unacceptable levels of light pollution particularly in intrinsically dark areas'.*

Also relevant in the determination of the application is the design guidance contained in the Mid Sussex Design Guide, which seeks good design in house alterations and extensions. Principle DG49 states:

*'Extensions should respond to the design of the original dwelling and applicant will be expected to demonstrate how local character has informed the design proposal. Extensions should also normally be designed to be well integrated with the existing scale, form and massing allow the original building to remain the dominant element of the property whether it has one or several additions.*

*Extensions should typically use simple, uncomplicated building forms to complement 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.*

*Extensions should not result in a significant loss to the private amenity area of the dwelling.*

*There are two general approaches to extending a property:*

*-designing in the style of the existing building by closely matching its facing materials, architectural features, window sizes and proportions; and  
-designing in a contemporary style that takes its cues from key aspects of the existing building that might include its underlying form and proportions, facing materials, window design and other specific architectural features. The success of this approach is particularly reliant on high quality facing materials and finishes, and this will normally need to be demonstrated through detailed elevations and section drawings.*

*Both approaches can create successful, well designed extensions that can be mutually beneficial to both the house and the wider area. All extensions and alterations should consider their impact on neighbouring properties (refer to Chapter 8 on residential amenity).'*

Design Guide Principle DG50 refers to Front and Side extensions and 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*

*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 proposal will allow the enlargement of the ground floor living accommodation on the side elevation of this modest semi-detached house. The scale of the proposed single storey side extension is subordinate to the form of the original house and the design is considered acceptable. The proposed external materials will reflect those on the main house and are considered acceptable.

Consequently the proposal is considered to accord with District Plan Policy DP26, Policy ASW 14 of the Ashurst Wood Neighbourhood Plan and with the relevant Design Guide principles.

### **Impact upon the High Weald AONB**

The site is located within the High Weald National Landscape (AONB).

The property is located on a corner plot and the house is largely obscured from public views by the surrounding fences and hedges growing around the site boundaries.

The front of the property is open to public views through the shared pedestrian access path from School Lane. Limited views of the front elevation of the extension will be visible from the road to the north, which serves the adjacent primary school and nursery. Views through the vehicular access will be in part

screened by the presence of an established boundary hedge, an existing garden shed and the garage. The proposed addition will not affect public viewpoints from Hammerwood Road to the south of the site.

District Plan Policy DP16 seeks to maintain and enhance the quality and character of the AONB, and states:

*'Development within the High Weald Area of Outstanding Natural Beauty (AONB), as shown on the Policies Maps, will only be permitted where it conserves or enhances natural beauty and has regard to the High Weald AONB Management Plan, in particular;*  
*o the identified landscape features or components of natural beauty and to their setting;*  
*o the traditional interaction of people with nature, and appropriate land management;*  
*o character and local distinctiveness, settlement pattern, sense of place and setting of the AONB; and*  
*o the conservation of wildlife and cultural heritage.*

*Small scale proposals which support the economy and social well-being of the AONB that are compatible with the conservation and enhancement of natural beauty will be supported. Development on land that contributes to the setting of the AONB will only be permitted where it does not detract from the visual qualities and essential characteristics of the AONB, and in particular should not adversely affect the views into and out of the AONB by virtue of its location or design.'*

Policy guidance in the NPPF recognises the need to conserve and enhance the landscape and scenic beauty of AONBs. A similar ethos is found within The High Weald Area of Outstanding Natural Beauty Management Plan and the High Weald Housing Design Guide 2020.

The scale of the proposed extension, and its position within the built up area of the village will ensure that the wider appearance of the AONB is unaffected by the works. The proposal would therefore accord with District Plan Policy DP16 and the relevant NPPF and AONB guidance.

### **Impact on residential amenities**

In assessing the potential impact of the proposed extension works upon the neighbouring amenities consideration needs to be given to District Plan Policy DP26 and Neighbourhood Plan Policy ASW 14. Policy DP26 requires that *'All applicants will be required to demonstrate that development does not cause significant harm to the amenities of existing nearby residents and future occupants of the new dwellings.'*

Neighbourhood Plan Policy ASW 14 (see above) refers at point (j) to *'Ensuring that the living conditions of adjoining residents (including privacy, daylight, sunlight and outlook) are safeguarded'*.

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.

In addition Principle DG45 in the Design Guide refers to the need to consider privacy of existing and future residents and it is noted that privacy may be affected by the relationship of buildings to each other.

The immediate neighbours to the site are Nos 1 and 5 School Lane, and No 127 Hammerwood Road. These houses are well spaced from the proposed side position of the proposed extension and there is a good degree of boundary screening along the garden boundaries of the site. It is considered that the boundary hedges and fences will serve to largely screen the proposed single storey extension from each of those properties. It is considered that the addition will not adversely impact the neighbours at the attached house at No 1 School Lane.

It is considered that the proposed addition at No 3 will not cause significant harm to the amenities of existing nearby residents to accord with District Plan Policy DP26 and Neighbourhood Plan Policy ASW 14 and the Design Guide principles.

## **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 accords with District Plan Policies DP16 and DP26 and Neighbourhood Plan Policy ASW 14, the relevant NPPF and AONB guidance and the Design Guide principles.

The addition will not cause significant harm to the amenities of existing nearby residents.

Consequently this application is recommended for approval.

Decision:       Permission

Case Officer: Anna Tidey