

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0176	Case Officer:	Tracie Axford
Application Type:	Householder Application		
Proposal:	Proposed enclosure of an existing open porch with new door. Integral garage conversion with existing side windows and doors blocked in. New replacement flat roof.		
Site:	2 Home Platt, Sharpthorne, East Grinstead, West Sussex, RH19 4NZ, , ,		
Validation Date	27 Jan 2026	Overall Expiry Date:	23 Feb 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	19 Mar 2026
Target Date:	24 Mar 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:	20 Mar 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0176

**2 Home Platt, Sharpthorne, East Grinstead, West Sussex, RH19 4NZ, ,
Proposed enclosure of an existing open porch with new door. Integral garage conversion with
existing side windows and doors blocked in. New replacement flat roof.
Dr And Mrs Immanuel Oluwole Bolade**

SUMMARY OF REPRESENTATIONS

One letter was received which raised concerns about overdevelopment and potential for parking issues.

SUMMARY OF CONSULTEES

None

PARISH COUNCIL OBSERVATIONS

West Hoathly Parish Council has no objections

INTRODUCTION

The application seeks planning permission for a proposed enclosure of an existing open porch with new door. Integral garage conversion with existing side windows and doors blocked in. New replacement flat roof.

RELEVANT PLANNING HISTORY

There is no relevant planning history for this site.

SITE AND SURROUNDINGS

The application property is located on the northern side of Home Platt, a cul-de-sac within the built-up area of Sharpthorne and the High Weald Area of Outstanding Natural Beauty.

Home Platt is characterised by detached dwellings of differing designs and external materials. The dwellings within the street are arranged around the oval shape of the highway, with an open green area within the centre.

The application property is a two-storey detached dwelling with a pitched roof. The dwelling is constructed in brick with render on the first-floor front elevation and white upvc fenestration.

APPLICATION DETAILS

The application seeks planning permission for a proposed enclosure of an existing open porch with new door. An integral garage conversion with existing side windows and doors blocked in. A new replacement flat roof is also proposed. All external materials are proposed to match 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 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
DP21 - Transport
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.

West Hoathly Neighbourhood Plan (made April 2015)

Relevant Policy:
WHP5 - Protection of Parking

Other Material Considerations

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 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:
DPS1 - Climate Change
DPS2 - Sustainable Design and Construction
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)

High Weald AONB Management Plan 2024-2029

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 properties
- Impact on Parking
- Impact on AONB
- 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);
- 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."

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.'

The proposed front extension is considered acceptable in terms of scale, form and design to the existing dwelling and character of the area. There will be no increase to the footprint of the dwelling. The proposals will be constructed from materials to match the rest of the dwelling. The conversion of the garage will include the removal of the garage door and replacement with a window. White UPVC is proposed which will match the existing dwelling.

It is therefore considered that the proposed works would not have a harmful impact on the character of the dwelling nor the character of the street scene. The proposal is therefore considered to comply with policy DP26 of the District Plan.

Impact on neighbouring properties

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);'

The proposed extension will not result in any enlargement of the footprint of the house. Existing window and door openings to the side of the garage will be infilled and a new door will be added. It is therefore not considered that there will be any significant harm to the neighbouring property. There will also be no significant impacts to neighbouring properties in terms of impact on outlook, privacy or light.

Therefore, there will be no significant harm to neighbour amenities and complies with DP26 of the Mid Sussex District Plan.

Impact on 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 that proposal would not have an impact on the AONB and would conserve it.

Impact on Parking

Policy DP21 of the District Plan states that to meet the objectives of the West Sussex Transport Plan 2011- 2026, decisions on development proposals will take account of whether: *'the scheme provides adequate car parking for the proposed development taking into account the accessibility of the development, the type, mix and use of the development and the availability and opportunities for public transport; and with the relevant Neighbourhood Plan where applicable;*

Policy WHP5 of the West Hoathly Neighbourhood Plan states' *'Developments within the defined settlement boundaries which propose to remove recognised off-road parking spaces on a site will only be permitted where alternative provision is made which increases or maintains the number of accessible parking spaces available on or within the immediate vicinity of the site.*

West Sussex County Council Parking Standards Guidance (2020) outlines the County Council's approach to parking at new developments to ensure that sufficient parking is provided to meet the needs of the development while maintaining highway network operations, protecting surrounding communities and pursuing opportunities to encourage use of sustainable modes of transport.

There is an external driveway at the existing dwelling, for which no alterations are proposed, and which can accommodate two cars.

The West Sussex County Council Parking Standards Guidance (2020) states that: - *'If garages are provided they should be at least 6m x 3m internally. If garages meet this requirement, they will be regarded as an allocated parking space of 0.5 and calculations of parking demand will take this into account.'*

The garage which is the subject of this application is smaller than this in terms of its width and therefore does not meet the standards guidance. It could therefore be considered that the conversion of this garage will not result in a loss of parking space.

The proposal is therefore considered to accord with policy DP21 of the Mid Sussex District Plan and policy WHP5 of the West Hoathly Neighbourhood 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 locality and would not cause significant harm to the amenities of neighbouring properties. There would not be an impact on parking, nor to the High Weald National Landscape. Therefore, the proposal complies with Mid Sussex District Plan policies DP16, DP21 and DP26, policy WHP5 of the West Hoathly Neighbourhood Plan and the relevant provisions of the NPPF. The application therefore accords with the Development Plan and is considered acceptable.

Decision: Permission

Case Officer: Tracie Axford