

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0472	Case Officer:	Andrew Horrell
Application Type:	Householder Application		
Proposal:	Erection of a single storey side and rear extension to form additional bedrooms, office, playroom and courtyard, including flat roof with parapet wall and alterations to fenestration.		
Site:	The Stables, Crawley Down Road, Felbridge, East Grinstead, West Sussex, RH19 2PS, ,		
Validation Date	23 Feb 2026	Overall Expiry Date:	18 Mar 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	1 May 2026
Target Date:	20 Apr 2026	Recommending Officer Signature:	Andrew Horrell

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
--	--	-------------------------------	---

Signed and Agreed By:	Steven King	Date:	1 May 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0472

**The Stables, Crawley Down Road, Felbridge, East Grinstead, West Sussex, RH19 2PS,
Erection of a single storey side and rear extension to form additional bedrooms, office, playroom
and courtyard, including flat roof with parapet wall and alterations to fenestration.
Russell Malton**

SUMMARY OF REPRESENTATION

None received

CONSULTEE COMMENTS

Southern Water - No objection

PARISH COUNCIL COMMENTS

Defer to officer

INTRODUCTION

Planning permission is sought for the erection of a single storey side and rear extension to form additional bedrooms, office, playroom and courtyard, including flat roof with parapet wall and alterations to fenestration.

RELEVANT PLANNING HISTORY

DM/16/1966 - Construction of two new dwellings; one 3-bedroom one and a half storey and one 4-bedroom one and a half storey, each with separate garage. (approved)

SITE AND SURROUNDINGS

The Stables is a scandi hus modern dwelling within a cul-de-sac off Crawley Down Road serving as a public footpath as well as access to a handful of properties. It is a single storey pitched roofed chalet style dwelling with rooms in the roof. Windows are at first floor level in the gable ends with a roof light on the front elevation and a two roof lights on the rear elevation. A balcony is proposed on the south elevation and a Juliette balcony is proposed on the south side elevation.

The materials serving the dwelling are white rendered walls with a natural slate for the roof and aluminium windows and doors. The dwelling was built with West House, which is matching dwelling in design.

To the south is hedging to the garden beyond, to the north of the site is the garden with access driveway to West House beyond, to the east of the site is the driveway to the highway beyond and to the west is hedging to West House beyond.

The site is outside of the built-up area of Crawley Down.

APPLICATION DETAILS

The proposed single storey rear extension measures 3m in depth and 16.48m in width with an overall height of 3.5m. This serves a laundry, playroom, office, storage room and hallway. A roof lantern serving the playroom adds some 0.4m.

The proposed single storey side extension measures 7.644m in depth, 6m in width with an overall height of 3.5m. This serves bedrooms 2 and 3, a bathroom and hallway. Two rooflights serve the bathroom.

The existing laundry is to be changed to a pantry.

The proposed courtyard measures some 7.65m in depth and 3.85m in width. This will be defined by hard landscaping and soft planting.

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 Sites Allocation Development Plan Document (DPD) and Crawley Down 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:

DP12 (Protection and enhancement of countryside)

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.

No relevant policies.

CRAWLEY DOWN NEIGHBOURHOOD PLAN (made January 2016)

CDNP04.1 - Building Extensions

CDNP03 Loss of existing car parking

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:

DPB1 - Character and Design

DPT4 - Parking and Electric Vehicle Charging Infrastructure

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.

WSCC Guidance on Parking at New Developments - September 2020

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

Impact on Countryside

Policy DP12 of the District Plan is relevant to development in rural areas and states, in part:

'The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:

- o it is necessary for the purposes of agriculture; or*
- o it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.'*

Given the domestic nature of the proposal, it is not deemed to be out of character with the countryside location. Therefore, the proposal is seen to comply with DP12 of the Mid Sussex District Plan.

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:

- o is of high quality design and layout and includes appropriate landscaping and greenspace;*
- o 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;*
- o creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- o protects open spaces, trees and gardens that contribute to the character of the area;*
- o protects valued townscapes and the separate identity and character of towns and villages;*
- o 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);*
- o creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- o incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- o positively addresses sustainability considerations in the layout and the building design;*
- o 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;*

- o *optimises the potential of the site to accommodate development.'*

Policy CDNP04.1 of the Crawley Down Neighbourhood Plan states that:

'Building extensions will be permitted provided they are in accordance with the Neighbourhood Plan and meet the following criteria:

- a) *The scale, height, and form of the extension should be subservient to the existing building, and should be in character with the street scene. Where appropriate, special regard should be had to sustaining and enhancing the setting and features of heritage assets and the Areas of Townscape Character.*
- b) *The traditional boundary treatment of an area is retained and where feasible reinforced.*
- c) *Suitable access and on- site parking is provided without detriment to neighbouring properties.*
- d) *Amenities such as access, noise, privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.*
- e) *Gaps which provide views out of the village to surrounding countryside are maintained.*
- f) *Materials 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.'

Principle DG50 of the Design Guide relates to side extensions and 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'

Principle DG51 of the Mid Sussex Design Guide SPD relates specifically to rear extensions states the following:

'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'.

Notwithstanding the extant detached garage approval within the original planning permission, the proposal would be visible from the streetscene.

It is noted that the property is located on an access road serving nine properties as well as a public footpath.

The proposed side and rear extension are to be subservient to the existing dwelling. The materials are to in part match the existing dwelling. The use of steel corrugated cladding will not be out of character with the contemporary design of the existing dwelling.

Whilst the extensions are a sizeable enlargement to the existing dwelling, the size of the plot means it is not overdevelopment of the site.

In terms of the proposed landscaping, no specific details have been provided and therefore it will be conditioned.

Therefore, the proposal is deemed to comply with policy DP26 of the Mid Sussex District Plan, policy CDNP04.1 of the Crawley Down Neighbourhood Plan, principles DG49-DG51 of the Mid Sussex Design Guide and the relevant paragraphs of the NPPF.

Neighbouring Amenities

In terms of impact upon 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)'

In terms of neighbouring amenities Policy CDNP04.1 of the Crawley Down Neighbourhood Plan states that proposals should "safeguard" adjoining neighbours amenity whereas policy DP26 of the Mid Sussex District Plan 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 Mid Sussex District Plan 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.

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 single storey nature of the proposal and the relationship with neighbouring dwellings, harm to light, outlook and privacy are not deemed to be harmed.

Therefore, in terms of neighbouring amenities the proposal complies with policy DP26 of the Mid Sussex District Plan and policy CDNP04.1 of the Crawley Down Neighbourhood Plan.

Parking Provision

As two new bedrooms are proposed, parking standards should be assessed.

West Sussex County Council Guidance on Parking sets out the minimum parking standards for residential houses. For a 5-bed property in this location in Crawley Down 2.7 parking spaces should be provided.

Appendix 1 of the Crawley Down Neighbourhood Plan outlines that for the maximum number of bedrooms (4 bedroom) a dwelling shall provide 2 designated space and 1 undesignated space.

The existing driveway has parking for more than 3 vehicles.

Therefore, the proposal will accord with the WSCC parking standard requirements for a 5-bed dwelling in Crawley Down and would comply with policy DP21 of the Mid Sussex District Plan, policy CDNP04.3 of the Crawley Down Neighbourhood Plan and the West Sussex Parking Standards Guidance.

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 proposed extensions will enlarge the property. It is considered that the form, scale and position of the additions will not adversely affect the character and appearance of the area and will accord with Policy DP26 of the Mid Sussex District Plan, the aims of Policy CDNP04.1 of the Crawley Down Neighbourhood Plan and with the relevant Design Guide principles.

It is considered that the new additions will not cause significant harm to the neighbouring amenities. The proposal accords with the aims of District Plan Policy DP26 and the relevant principles of the Design Guide.

The available on-site parking provision will accord with the requirements of the West Sussex County Council Guidance. The proposal will therefore accord with District Plan Policy DP21 and the aims of Policy CDNP04.3 of the Neighbourhood Plan.

Consequently, this application is recommended for approval.

Decision: Permission

Case Officer: Andrew Horrell