

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0349	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Demolition of conservatory and erection of ground floor extension.		
Site:	5 Dexter Drive, East Grinstead, West Sussex, RH19 4SU, , , ,		
Validation Date	10 Feb 2026	Overall Expiry Date:	9 Mar 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	30 Mar 2026
Target Date:	7 Apr 2026	Recommending Officer Signature:	<i>Catherine Cardin</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	30 Mar 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0349

**5 Dexter Drive, East Grinstead, West Sussex, RH19 4SU, , ,
Demolition of conservatory and erection of ground floor extension.
Mr And Mrs Kaye**

SUMMARY OF REPRESENTATIONS

One letter of representation was received which raised concerns regarding a drain to the rear of the application site.

SUMMARY OF CONSULTEES

Southern Water

No comment.

TOWN COUNCIL OBSERVATIONS

No comment.

INTRODUCTION

The application seeks planning permission for the demolition of a conservatory and the construction of a single storey rear extension.

RELEVANT PLANNING HISTORY

00/02619/FUL- Porch to front door & first floor side extension over garage utility. Withdrawn.
01/00386/FUL- Porch to front door and first floor side extension over garage. Permission.

SITE AND SURROUNDINGS

5 Dexter Drive is a detached two-storey dwelling. It is characterised by red brick, white and grey upvc fenestration and a pantile roof. The property benefits from a first-floor side extension and conservatory. The property has off-street parking to the front of the property which accommodates approximately two cars.

The application site lies within the built-up area boundary of East Grinstead. Neighbouring properties are located to the east, west and south. Highway is located to the north.

APPLICATION DETAILS

Planning permission is sought to demolish an existing conservatory and to construct a single storey rear extension.

The rear extension would measure some 7.3 metres in width and some 4.1 metres in depth. This would have a flat roof and parapet wall, with a maximum height of some 3.2 metres. It is proposed to install bifold doors on the rear (southern) elevation and rooflight on the rear (southern) roof pitch. It is proposed to use this as a family room/ kitchen. This would be finished in external materials to match the existing.

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:

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.

Relevant policies:

No relevant policies

Neighbourhood Plan

The East Grinstead Neighbourhood Plan was made on 2 November 2016.

Relevant policies:

Policy 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 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:

DPS2: Sustainable Design and Construction

DPB1: Design and Character

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)

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
- Neighbouring Amenities
- Biodiversity Net Gain

Design and Character

Policy DP26 of the District Plan relates to character and design and requires all proposals to be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside as well as addressing the character and scale of the surrounding buildings and landscape. In part the policy requires proposals to be of a high-quality design and layout and includes appropriate landscaping and greenspace; and creates a sense of place while addressing the character and scale of the surrounding buildings and landscape.

Policy EG3 of the Neighbourhood Plan contains a similar ethos.

The property lies within the built-up area boundary of East Grinstead.

The proposed extension would be of a form and design which is acceptable and is considered to be in proportion and appropriate to the character of the existing dwelling. It is considered that the proposal appropriately considers the side boundaries and adjacent buildings and gardens. The proposal would be finished in external materials to match the existing which would provide a consistent finish. The proposed rear extension would not be visible from the street scene and, as such, it is not considered that there would be significant harm to the character of the area.

The proposal is therefore considered to comply with Policy DP26 of the District Plan, policy EG3 of the East Grinstead 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 proposals 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'*..

To the western side of the site is 7 Dexter Drive. The proposal would be offset from this neighbour by some 3.1 metres. Given the single storey and proportionate nature of the proposal it is not considered that the development would cause significant harm to the light and outlook of this neighbour. Given that no windows are proposed on the side elevation it is not considered that the proposal would give rise to significant overlooking concerns.

To the eastern side of the site is 3 Dexter Drive. The proposal would be offset from this neighbour by some 7.4 metres. Given this separation distance and that this neighbour is angled away from the development, it is not considered that the proposal would be harmful to the light and outlook of this neighbour. Given that no windows are proposed on the side elevation it is not considered that the proposal would give rise to significant overlooking concerns.

Due to the residential nature of the proposed development there would not be any significant harm regarding noise, air or light pollution.

It is therefore considered that the proposal would not cause harm to the amenities of neighbouring properties. The proposal is therefore deemed to accord with the above part of policy DP26 of the 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 acceptable in terms of design, size and scale to the dwellinghouse and locality, and would not cause harm to the amenities of neighbouring properties.

In conclusion, the proposal would accord with the requirements of policy DP26 of the Mid Sussex District Plan and policy EG3 of the East Grinstead Neighbourhood Plan. It is therefore considered acceptable.

Decision: Permission

Case Officer: Catherine Cardin