

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1013	Case Officer:	Caroline Grist
Application Type:	Householder Application		
Proposal:	Proposed single storey brick extension with gabled roof to kitchen at rear (west) of the building.		
Site:	The Hollies, Lion Lane, Turners Hill, Crawley, West Sussex, RH10 4NU, ,		
Validation Date	30 Apr 2026	Overall Expiry Date:	5 Jun 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	11 Jun 2026
Target Date:	25 Jun 2026	Recommending Officer Signature:	<i>Caroline Grist</i>

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

Signed and Agreed By:	<i>Steven King</i>	Date:	12 Jun 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1013

**The Hollies, Lion Lane, Turners Hill, Crawley, West Sussex, RH10 4NU,
Proposed single storey brick extension with gabled roof to kitchen at rear (west) of the building.
Mrs Helen Jones**

SUMMARY OF REPRESENTATIONS

No representations have been received in response to this application.

SUMMARY OF CONSULTEES

Conservation Officer

The Hollies is an 18th century Grade II listed building located within the Turners Hill Conservation Area. Planning permission and listed building consent were granted in 2018 for a single storey brick extension with a gabled roof to the rear (west) side of the building. The current applications are in effect a resubmission of this previously approved scheme, but omitting a window which was previously shown to the southern elevation of the addition. This minor change to the proposal is not considered contentious, and will not adversely affect the special interest of the listed building or the character and appearance of the Conservation Area. This meets the requirements of District Plan Policies DP34 and DP35 and the relevant paragraphs of the NPPF.

I would recommend repeating the conditions which were added to the previous approvals.

PARISH COUNCIL OBSERVATIONS

Turners Hill Parish Council commented that they have no objection to the proposed planning application, provided that the listed building officer raises no concerns.

INTRODUCTION

The application seeks planning permission for a single storey brick extension with gabled roof to kitchen at rear (west) of the building.

RELEVANT PLANNING HISTORY

05/01854/FUL - Retrospective application for replacement close boarded fence. Refused.

06/00060/FUL - Revised application to raise existing wall from the south boundary level to 1.2m at the north and to reduce the height of the close boarded fence above 1.8m, continuing it round the steps to join the picket fence at the top. Permitted.

DM/18/1770 - Single storey brick extension with gabled roof to kitchen at rear (West) of the building. Permission.

DM/18/1771 - Single storey brick extension with gabled roof to kitchen at rear (West) of the building. Permission.

DM/18/3984 - Replace existing picket fence with 1.8m close boarded fence along southern boundary of property to match that on eastern boundary. Refused.

DM/18/3987 - Replace existing picket fence with 1.8m close boarded fence along southern boundary of property to match that on eastern boundary. Withdrawn.

DM/18/5106 - Discharge of condition 3 and 4 relating to planning application DM/18/1771. Permission.

DM/19/0606 - Discharge of Planning Condition No: 3 and 4 relating to Planning Application DM/18/1770. Permission.

DM/26/1095 - Proposed single storey brick extension with gabled roof to kitchen at rear (west) of the building. Pending Consideration.

SITE AND SURROUNDINGS

The application relates to a Grade II listed dwelling located within the built up area of Turners Hill. It is a detached, two storey building, that is characterised by having a half hipped tiled roof. The dwelling is constructed of red brick at ground floor level and is tile hung above. Whilst the principle elevation faces east, it is the rear elevation that is visible from Lion Lane to the west and is partially screened by a stone wall and hedging.

The building has been historically extended and has a number of small outbuildings in the garden, including a studio to the rear. Neighbouring dwellings are located to the north of the site and a footpath is to the south, with further residential properties beyond. The site is also within the Turners Hill Conservation Area.

APPLICATION DETAILS

Planning permission is sought to extend to the rear of the property by some 2.5 metres, in order to enlarge the existing kitchen. A lean-to style roof is proposed that would measure approximately 2.1 metres to the eaves and 3.0 metres to the ridge. The extension would have an overall width of some 5.3 metres. All materials are to match the host dwelling.

Consent was previously granted for essentially the same works under applications DM/18/1770 and DM/18/1771. Whilst the planning conditions for this scheme were discharged, the extension was not constructed.

An associated application for listed building consent is being considered for the same works under reference DM/26/1095.

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 Turners Hill 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

DP34 - Listed Buildings and Other Heritage Assets

DP35 - Conservation Areas

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.

Turners Hill Neighbourhood Plan

The Turners Hill Neighbourhood Plan was formally made on 24th March 2016.

Relevant policies:
THP7 - Building Extensions & Infill Development

Other Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990

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
DPS6 - Health and Wellbeing
DPB1 - Character and Design
DPB2 - Listed Buildings and Other Heritage Assets
DPB3 - Conservation Areas

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

Design and impact upon heritage assets

Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states '*In considering whether to grant planning permission (or permission in principle) for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*'.

Policy DP34 of the District Plan is relevant to listed buildings and states:

'Development will be required to protect listed buildings and their settings. This will be achieved by ensuring that:

- o A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal;*
- o Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric. Proposals for the conversion or change of use of a listed building retain its significance and character whilst ensuring that the building remains in a viable use;*

- o *Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;*
- o *Satellite antennae, solar panels or other renewable energy installations are not sited in a prominent location, and where possible within the curtilage rather than on the building itself;*
- o *Special regard is given to protecting the setting of a listed building;*
- o *Where the historic fabric of a building may be affected by alterations or other proposals, the applicant is expected to fund the recording or exploratory opening up of historic fabric.'*

The application site is also within the Turners Hill Conservation Area. Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states '*In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of conservation preserving or enhancing the character or appearance of that area*'.

This legislative requirement is reflected in Mid Sussex District Plan policy DP35.

In terms of design, 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 THP7 of the Turners Hill Neighbourhood Plan is also relevant and states:

'Building extensions and infill development which require planning permission will be permitted where they meet the following criteria:

- o *The scale, height and form fit unobtrusively with the surrounding buildings and the character of the street scene taking into account the guidance of the adopted Village Design Statement.*
- o *The development is designed to preserve or better reveal the features that contribute to any significance of the building or surrounding area as a heritage asset, including listed buildings, the Turners Hill Conservation Area or non-designated heritage assets.*
- o *Spacing between buildings would respect the character of the street scene.*
- o *Gaps which provide views out of the village to surrounding countryside are maintained.*
- o *Materials are compatible with the materials of the existing building where applicable, and adjoining properties in all circumstances.*
- o *The traditional boundary treatment of an area is retained and, where feasible, reinforced and*
- o *The privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.'*

Principle DG49 of the Mid Sussex Design Guide establishes principles for domestic extensions:

'Extensions should respond to the design of the original dwelling and applicants 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 allowing the original building to remain the dominant element of the property whether it has one or several additions'.

In terms of rear extensions, principle DG51 sets out:

'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'.

The Hollies is a detached 18th century cottage that is situated between Lion Lane and North Street. The property is Grade II listed and within the Turners Hill Conservation Area. The property has been subject to incremental extension, and there are a number of small outbuildings in the garden, including a 'Studio' set close to the north west corner of the building.

Planning permission was granted in 2018 for a single storey brick extension, with a gable roof, to the rear (west) side of the building. The current scheme is essentially a re-submission of the approved development, but does not include a window in the southern elevation of the extension.

The Conservation Officer has commented on the application and has advised that the omission of the window from the previous extension is not considered contentious. As such the proposal would not adversely affect the special interest of the listed building or the character and appearance of the Conservation Area.

In terms of design, it is again considered that the proposed extension is not excessive in scale and has been sympathetically designed with regards to the host dwelling. The materials to be used would match the host dwelling, which would ensure it is well integrated. The extension would be partially visible from the streetscene due to the position of the boundary wall and hedging; however as a result of the appropriate design, scale and use of materials it is considered that the extension would not have a negative impact on the character and appearance of the wider streetscene.

The Conservation Officer has recommended repeating the conditions from the previous approvals. These conditions required the submission of the proposed materials and detailed drawings of the windows. Given the proposal relates to works to a listed building and the visibility of the extension, it is considered that the re-imposition of these conditions would be reasonable and necessary.

The development would therefore accord with the requirements of policies DP26, DP34 and DP35 of the Mid Sussex District Plan, policy THP7 of the Turners Hill Neighbourhood Plan and the Design Guide.

Impact on neighbouring amenity

Policy DP26 of the Mid Sussex District Plan seeks to ensure that new 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 DP27)'.*

With regards to the impact on amenity it is considered that the size and position of the extension would not result in a negative impact on the privacy, daylight, sunlight and outlook of neighbouring properties. The extension would be separated from dwellings to the south by the footpath and established boundary treatment, whilst to the north it would be predominantly screened by the studio outbuilding. The domestic nature of the proposed development would ensure that there would not be an adverse impact with regards to noise, air and light pollution.

It is therefore considered that the proposed development would accord with the requirements of policy DP26 of the Mid Sussex District Plan and policy THP7 of the Turners Hill 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 would accord with the requirements of policies DP26, DP34 and DP35 of the Mid Sussex District Plan, policy THP7 of the Turners Hill Neighbourhood Plan and the Mid Sussex Design Guide. It is therefore considered acceptable.

Decision: Permission

Case Officer: Caroline Grist