

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2470	Case Officer:	Tracie Axford
Application Type:	Householder Application		
Proposal:	Demolition of existing front porch. Erection of new replacement porch.		
Site:	The Rosary, Lion Lane, Turners Hill, Crawley, West Sussex, RH10 4NU, ,		
Validation Date	30 Sep 2025	Overall Expiry Date:	7 Nov 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	25 Nov 2025
Target Date:	25 Nov 2025	Recommending Officer Signature:	<i>Tracie Axford</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	25 Nov 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2470

**The Rosary, Lion Lane, Turners Hill, Crawley, West Sussex, RH10 4NU,
Demolition of existing front porch. Erection of new replacement porch.
Stuart Sims**

SUMMARY OF REPRESENTATIONS

None received

SUMMARY OF CONSULTEES

Conservation Officer: *'the proposal is considered to preserve the character and appearance of the house and the wider Conservation Area, as well as the settings of the adjacent listed buildings. This meets the requirements of District Plan Policies DP34 and DP35 and the relevant paragraphs of the NPPF.'*

TOWN/PARISH COUNCIL OBSERVATIONS

Turners Hill Parish Council stated that they would like to defer the decision to the conservation officer.

INTRODUCTION

The application seeks planning permission for the demolition of the existing porch and the erection of a new replacement porch.

RELEVANT PLANNING HISTORY

None

SITE AND SURROUNDINGS

The Rosary is a detached 19th century or earlier, two-storey detached house located within the Turners Hill Conservation Area. Externally to the first floor it is tile hung with white render to the ground floor and white fenestration. The roof is steeply pitched and clay tiled with two feature chimneys to the ends of the house and a third chimney at the rear. To the south of the property is the driveway with space for 2 cars. There is a garden to the north of the property.

The site is located within the built-up area of Turners Hill and within the Turners Hill Conservation Area on Lion Lane. There are nearby Grade II listed buildings at Mantlemas and the Lion PH to the west, and the Hollies to the south.

APPLICATION DETAILS

This application seeks permission for the demolition of the existing porch and the erection of a new replacement porch. The new porch will be similar in style and slightly larger in scale. The proposed external materials are proposed to match the existing materials of the 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 the 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

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 made on 24 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 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

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)

The National Planning Policy Framework (NPPF) 2024 is a material consideration.

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 the Conservation Area
- 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.'

Principle DG50 of the Mid Sussex Design Guide 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 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.'

Policy THP7 of the Turners Hill Neighbourhood Plan deals with Building Extensions & Infill Development and states: 'Building extensions and infill development which require planning permission will be permitted where they meet the following criteria:

- a) 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.
- b) 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.
- c) Spacing between buildings would respect the character of the street scene.
- d) Gaps which provide views out of the village to surrounding countryside are maintained.
- e) Materials are compatible with the materials of the existing building where applicable, and adjoining properties in all circumstances.
- f) The traditional boundary treatment of an area is retained and, where feasible, reinforced and
- g) The privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.'

The proposed porch replaces an existing porch and will be similar in style and larger in scale, however the replacement porch will remain subservient to the main dwelling and will maintain the symmetry of the existing dwelling. Although the proposal is sited on the front elevation of the property, the view of the porch from the public domain will be limited, due to the hedged boundary separating the property from the highway. External materials to be used will match those of the existing dwelling.

It is therefore concluded that the proposal is considered to comply policy DP26 of the District Plan, policy THP7 of the Turners Hill Neighbourhood Plan and the relevant principles of the Mid Sussex Design Guide SPD.

Impact on 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);'*

The proposal is for a new porch to replace the existing porch. There are no neighbouring properties who will be impacted by this proposal. Therefore, in terms of neighbouring amenities, the proposal is deemed to comply with policy DP26 of the Mid Sussex District Plan.

Impact on the Conservation Area

S.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 preserving or enhancing the character or appearance of that area.'*

Paras 210 and 219 of the NPPF state:

'210. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.'*

'219. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.'

Policy DP35 states: *'Development in a conservation area will be required to conserve or enhance its special character, appearance and the range of activities which contribute to it. This will be achieved by ensuring that:*

- o New buildings and extensions are sensitively designed to reflect the special characteristics of the area in terms of their scale, density, design and through the use of complementary materials;*
- o Open spaces, gardens, landscaping and boundary features that contribute to the special character of the area are protected. Any new landscaping or boundary features are designed to reflect that character;*
- o Traditional shop fronts that are a key feature of the conservation area are protected. Any alterations to shopfronts in a conservation area will only be permitted where they do not result in the loss of a traditional shopfront and the new design is sympathetic to the character of the existing building and street scene in which it is located;*
- o Existing buildings that contribute to the character of the conservation area are protected. Where demolition is permitted, the replacement buildings are of a design that reflects the special characteristics of the area;*
- o Activities such as markets, crafts or other activities which contribute to the special character and appearance of the conservation area are supported;*
- o New pavements, roads and other surfaces reflect the materials and scale of the existing streets and surfaces in the conservation area.'*

The conservation officer was consulted on this application and commented (in part) as follows: *'The existing porch would appear to date from the second half of the 20th century, and is a timber faced structure over a tall brick plinth, under a lean-to tiled roof. It is not of any particular age or interest and its removal and replacement is not considered contentious in principle. The proposed new porch is bigger than the existing, but remains appropriately subservient within the elevation. It is proposed to be fully rather than partly brick faced, which is not considered contentious in the context, with again a lean-to tiled roof. The proposed timber framed door and window are also sympathetic to the context, subject to detail.'*

In summary, the proposal is considered to preserve the character and appearance of the house and the wider Conservation Area, as well as the settings of the adjacent listed buildings. This meets the requirements of District Plan Policies DP34 and DP35 and the relevant paragraphs of the NPPF.

I would recommend the following conditions:

- *Details of roofing and facing materials*
- *New brickwork to match existing brickwork to the house in colour, texture and bonding pattern, and colour, texture and style of pointing.*
- *Detailed drawings at an appropriate large scale, including sections, and annotated to show materials and finishes of the following:*
 - *new external window*
 - *new external door*
 - *typical eaves detail*
- *New rainwater goods to be of painted metal*

Your Planning Officer agrees with this assessment and therefore, in terms of impact to the conservation area, the proposal complies with policy DP35 of the Mid Sussex District Plan and the relevant paragraphs of the NPPF.

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 appropriate in terms of design and will not negatively impact on the host dwelling nor its immediate setting, will not harm neighbouring amenities and will preserve the character and appearance of the Conservation Area. Therefore, the proposal complies with policies DP26 and DP35 of the Mid Sussex District Plan, Policy THP7 of the Turners Hill Neighbourhood Plan, principles DG49 and 50 of the Mid Sussex Design Guide and the relevant paragraphs of the NPPF and is considered acceptable.

Decision: Permission

Case Officer: Tracie Axford