

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0541	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Proposed erection of an ancillary single-storey, detached garage to accommodate up to six no. cars.		
Site:	Great Frenches Park, Snow Hill, Crawley Down, Crawley, West Sussex, RH10 3EE, ,		
Validation Date	9 Apr 2026	Overall Expiry Date:	26 Jun 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	3 Jul 2026
Target Date:	4 Jun 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>Joanne Fisher</i>	Date:	6 Jul 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0541

**Great Frenches Park, Snow Hill, Crawley Down, Crawley, West Sussex, RH10 3EE,
Proposed erection of an ancillary single-storey, detached garage to accommodate up to six no. cars.**

Mr And Mrs Penlington

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

MSDC Tree Officer

No objection.

Southern Water

No objection.

PARISH COUNCIL OBSERVATIONS

Defer to Officer, asking that a non severance clause is attached.

Further comments following the receipt of revised plans:

Worth Parish Council considers that the updated plans contain material changes to the previous plan and the LPA should allow proper time for them to be considered by statutory consultees. In particular, the Tree Officer should be reconsulted to consider the impact of the revised replacement tree position on H8, and the visual amenity of the new garage door on adjacent buildings re-assessed.

INTRODUCTION

The proposal seeks to erect a detached, single-story, garage to accommodate up to six no. cars.

RELEVANT PLANNING HISTORY

DM/20/4122- Gym/Outbuilding within boundary of Great Frenches Park. Permission.

SITE AND SURROUNDINGS

The application property is a semi-detached three storey dwelling located off the south side of Snow Hill. The dwelling forms one half of a sub-divided estate building which is part of non-symmetrical semi-detached pair. The property is characterised by a gabled roof form, red brick, grey render to the rear and white fenestration. The property benefits from extensive wrap around gardens, a clock tower, tennis court, swimming pool, detached pool house and detached gym, with off street parking.

The application site lies at the end of a private road, approximately 100m from the junction with the A264 and lies outside the built-up area boundary of Crawley Down. Neighbouring properties are located to the north and northeast. The public highway is located to the north. Open countryside lies to the south.

APPLICATION DETAILS

The proposal seeks planning permission for a detached single-storey garage, to accommodate up to six no. cars.

The proposed garage would be sited toward the north-eastern boundary of the plot, within the 'orchard' area of Great Frenches Park. The proposed garage would measure approximately 12.3 metres in width and 13.7 metres in depth, with a flat roof reaching a maximum height of approximately 3 metres. The roof would be finished as a sedum roof. The garage would feature a grey sectional garage door on the front (southwestern) elevation, a sliding door and a window on the rear (northeastern) elevation and two windows and a door on the side (southwestern) elevation. The building would be constructed of red brick, with a pressed metal trim to match the existing detached gym.

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 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 the Countryside

DP26 - Character and Design

DP37 - Trees, Woodlands and Hedgerows

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:

Neighbourhood Plan

The Crawley Down Neighbourhood Plan was made on 28 January 2016.

Relevant policy:

CDNP04.1 - Building extensions

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 - Character and Design

DPN4 - Trees, Woodlands and Hedgerows

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
- Impact to trees
- Other matters
- Biodiversity Net Gain

Design and Character

The site is located within the defined Countryside. Policy DP12 of the District Plan refers to the protection of the Countryside and states, in part, that development will be permitted in the countryside provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and is necessary for the purposes of agriculture or is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.

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.

While Principle DG49 of the Mid Sussex Design Guide relates primarily to extensions, its core design principles are also relevant to outbuildings. In particular, the need for development to be proportionate, well-designed, and responsive to the character of the host dwelling and surrounding area is applicable in this case.

The site is located within a cluster of dwellings in the countryside, characterised by varied design and form, and set back from the highway with limited public views due to boundary treatment and planting.

Concerns were raised regarding the scale and footprint of the proposal. During the course of the application revised plans were received which reduced the scale and footprint of the outbuilding and replaced the glazing to the front elevation with a more traditional garage door. The proposed incidental building, by reason of its scale, form and footprint, would appear subservient to the host dwelling and would read as a coherent subordinate structure within the site. The scale of the outbuilding is considered proportionate when viewed in the context of the host dwelling and its extensive curtilage, which already accommodates a number of incidental structures. The outbuilding would be located to the northeast of the existing property and, due to its single storey nature and existing boundary treatments, would largely be screened from the public realm by existing boundary treatments and vegetation.

The outbuilding would be located approximately 48 metres to the northeast of the host dwelling and would not contain primary living accommodation. Whilst it may have the potential to be altered in the future, it would remain functionally and physically linked to the host dwelling, sharing access, parking and services, with no separate curtilage proposed. The absence of a physical or legal subdivision of the site would further limit its ability to operate as a separate unit. The incidental relationship can be secured by condition, which is considered necessary and reasonable to prevent the formation of a separate unit of accommodation.

Whilst not required for agricultural purposes, the proposal is considered to be a domestic incidental structure that is proportionate to the host dwelling and does not represent a form of development that would undermine the intrinsic character and beauty of the countryside.

As such, the proposal would not appear overly dominant and incongruous within the site, and would respect the character and appearance of the area. The development therefore complies with Policies DP12, DP26 of the District 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'*.

Policy CDNP04.1 of the Neighbourhood Plan states that: *'amenities such as access, noise, privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.'*

As such there is some conflict between the two policies.

Under section 38(5) of the Planning and Compulsory Purchase Act 2004 if a policy contained in a development plan for an area conflict 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 26 of the District Plan is considered to take precedence and therefore the test in this instance is whether the development causes significant harm to the amenities of existing nearby residents.

To the northeast of the application site lies Great Frenches Barn and The Bungalow. Given the single-storey nature of the proposal and that there would be a separation distance of approximately 20 metres, it is not considered that the proposal would result in harmful impacts to the light and outlook of this neighbouring property. Having regard to the existing boundary treatments and absence of windows on the side elevation, it is not considered that the outbuilding would give rise to significant overlooking or loss of privacy.

To the northwest of the application site lies Great Frenches. Given the single-storey nature of the proposal and that there would be a separation distance of approximately 55 metres, it is not considered that the proposal would result in harmful impacts to the light and outlook of this neighbouring property. Given that no windows are proposed on the front elevation, it is not considered that the outbuilding would give rise to significant overlooking or loss of privacy.

Due to the domestic nature of the proposed development, it is considered that there would not be a harmful impact in terms of noise, air and light pollution.

It is therefore considered that the proposal would not cause significant harm to the amenities of neighbouring properties. The proposal is therefore deemed to accord with the above-mentioned part of policy DP26 of the District Plan.

Impact to trees

Policy DP37 of the District Plan states in part that the *'District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected.'*

There are seventeen trees within proximity of the development. It is proposed to remove two category C trees to facilitate the development and to remove a three-metre section of hedgerow. There would also be direct incursions into the RPA of two hedgerows during the construction phase. The MSDC Tree Officer was consulted on the application and has provided a response. No objection has been raised provided that a condition is included to secure the submitted Arboricultural Report, Tree Protection Plan and Arboricultural Method Statement therein. This can be secured by condition.

The proposal is therefore considered to comply with the relevant criteria policy DP37 of the District Plan.

Other matters

The concerns from the Parish Council requesting that a severance clause are noted. The matter of land ownership severance is not a planning matter; however, the planning system can control the use of building through condition. In this instance, a condition has been imposed which restricts the outbuilding to incidental use.

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 acceptable in respect of scale, design and appearance and would be sensitive to the existing dwelling and would maintain the character of the countryside. It is considered that the proposal would not be harmful to the amenities of neighbours.

The development therefore complies with policies DP12, DP26 and DP37 of the Mid Sussex District Plan, the Crawley Down Neighbourhood Plan, and the contents of the NPPF.

It is therefore considered acceptable.

Decision: Permission

Case Officer: Catherine Cardin