

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1197	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Proposed single storey rear extension.		
Site:	18 Forest View Road, East Grinstead, West Sussex, RH19 4AR, , , ,		
Validation Date	14 May 2026	Overall Expiry Date:	16 Jun 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	3 Jul 2026
Target Date:	9 Jul 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/26/1197

**18 Forest View Road, East Grinstead, West Sussex, RH19 4AR, , ,
Proposed single storey rear extension.
Mr And Mrs J Watson**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Southern Water

No objection.

TOWN COUNCIL OBSERVATIONS

No comment.

INTRODUCTION

The application seeks planning permission for the erection of a single storey rear extension.

RELEVANT PLANNING HISTORY

No relevant history.

SITE AND SURROUNDINGS

The application property is a two-storey semi-detached dwelling. The property is characterised by red brick, white UPVC fenestration and a plain tile roof. The land levels rise gently towards the east. The property benefits from an existing rear single storey projection.

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

APPLICATION DETAILS

The proposal seeks permission for a single storey rear extension.

The proposed rear extension would project from the rear elevation and would measure approximately 3.3 metres in width and 4.8 metres in depth. This would incorporate a flat roof with a maximum height of approximately 3.2 metres. A window and patio door, with incorporated side windows, are proposed on the rear (southern) elevation. Two high level windows are proposed on the side (eastern) elevation. This would be finished in brickwork to match the existing 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 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 policy:
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.

There are no relevant policies

Neighbourhood Plan

East Grinstead Neighbourhood Plan was made in 2016.

Relevant 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 - 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)

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, reflect the distinctive character of the towns and villages. The policy also requires development to respond to the character and scale of the surrounding buildings and the landscape. In part the policy expects proposals to achieve high-quality design and layout, incorporate appropriate landscaping and greenspace; and create a strong sense of place.

Policy EG3 of the East Grinstead Neighbourhood Plan relates to design and requires that development should be well-designed and respond positively to its surroundings, ensuring that scale, layout and materials reflect the character of the area. Proposals should respect the site's topography, protect landscape features, and safeguard neighbour amenity. They must provide safe and suitable access, adequate parking and servicing, and ensure good connectivity and permeability. Development should be inclusive and accessible to all users, create safe and secure environments, and incorporate green infrastructure and biodiversity enhancements.

The Mid Sussex Design Guide principles DG49 (general principles for extensions) states that: *'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.'*

Principle DG51 of the Mid Sussex Design Guide relates to rear extensions and states: *'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 application site lies within the built-up area boundary of East Grinstead.

The proposed rear extension is of a scale and form that would be subordinate to the host dwelling. The flat roof is appropriate in this rear context and reinforces this subservience. The proposal would be largely contained to the rear of the property and would have limited visibility from public viewpoints due to the existing boundary treatments. Given that walls would be finished in brickwork to match the existing, the proposal is not considered to cause harm to the character and appearance of the area.

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

Policy EG3 of the Neighbourhood Plan requires that *'the layout of the proposed development respects the topography and character of the site, protects important landscape features and does not harm adjoining amenity'*.

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 eastern side of the site no. 20 Forest View Road. Given that this neighbouring property is located at a higher ground level relative to the application property and has an existing rear extension of a similar scale, it is not considered that the proposal would result in material harm to the light and outlook of this neighbouring property. Two high level windows are proposed on the ground floor side (eastern) elevation of the extension which would face these neighbouring occupiers. Given the single storey nature of the proposal and the existing boundary treatments, it is not considered that the development would result in significant harm to the privacy of this neighbouring property.

To the western side of the site lies no. 16 Forest View Road. Given its position and intervening built form, the proposal would largely be screened by the application property itself. Accordingly, it is not considered that the extension would result in significant harm to the light and outlook of this neighbouring property. As no windows are proposed on the side elevation, it is not considered that the proposal would result in significant harm to the privacy of this neighbouring property.

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 and accords with the above-mentioned 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 significant 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. The proposal is therefore considered acceptable and complies with the above policies in the development plan.

Decision: Permission

Case Officer: Catherine Cardin