

Delegated Decision

Sign off Sheet

Ref. No:	DM/24/3075	Case Officer:	Caroline Grist
Application Type:	Householder Application		
Proposal:	Proposed two storey rear extension and internal alterations. Addition of two dormer windows and a rooflight to the front roofslope. Increase the roof height by 0.9 metres and remove the chimney.		
Site:	Avondene, Ship Street, East Grinstead, West Sussex, RH19 4DX, , ,		
Validation Date	24 Jan 2025	Overall Expiry Date:	17 Feb 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	20 Mar 2025
Target Date:	21 Mar 2025	Recommending Officer Signature:	<i>Caroline Grist</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	9 Apr 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/24/3075

**Avondene, Ship Street, East Grinstead, West Sussex, RH19 4DX, ,
Proposed two storey rear extension and internal alterations. Addition of two dormer windows and a rooflight to the front roofslope. Increase the roof height by 0.9 metres and remove the chimney.**

Mrs. Rachel Shram

SUMMARY OF REPRESENTATIONS

No representations have been received in response to this application.

SUMMARY OF CONSULTEES

Southern Water has determined the Flow rate for the above site will remain the same/similar as capacity is not an issue and no southern water assets will be affected. Therefore, Southern Water has no objections to this proposal.

TOWN COUNCIL OBSERVATIONS

First Response

No comment.

Second Response

No comment.

INTRODUCTION

Planning permission is sought for a two storey rear extension and internal alterations. Two dormer windows and a rooflight to the front roofslope are also proposed as well as increasing the roof height by 0.9 metres and remove the chimney.

RECENT PLANNING HISTORY

DM/21/3064 - Extension of existing studio space to contain office and gym. Permission.

DM/22/1858 - Proposed two storey rear extension and internal alterations. Permission.

DM/24/2287 - Variation of condition 2 of planning application DM/22/1858, to allow for new drawing with raised roof ridge. Refused.

SITE AND SURROUNDINGS

Avondene is an east facing, two storey, detached dwelling. It is constructed of brick, which has been painted white, with a pan tile roof and upvc windows. A single storey offshot is situated to the side of the house and projects into the rear garden. Updated existing plans have been provided to reflect that the single storey extension to this offshot (DM/21/3064) has been constructed.

The site is located within the built up area of East Grinstead. Neighbouring dwellings are located to the north, south and west of the site, whilst the highway is to the east. The dwelling is set back from the highway by a parking area to the front.

APPLICATION DETAILS

Planning permission is sought for a two storey rear extension, which was previously approved under DM/22/1858. No construction works have started on site for this development. Again the extension is to contain a snug, dining room and kitchen on the ground floor and the enlargement of each of the existing four bedrooms, three of which would also gain an en-suite and one a dressing room.

A staggered footprint is proposed that would have a minimum depth of some 3.0 metres on the ground floor and maximum of 5.2 metres. At the first floor level the minimum depth is to be some 3.1 metres and maximum of 3.4 metres. A combination roof is proposed that would contain both pitched and flat roof sections. In terms of the pitched roof sections, they are to follow the existing eaves lines, whilst the two storey flat roof section is to have an overall height of approximately 5.6 metres. At the ground floor level the single storey projections are to have a flat roof, with a minimum height of some 2.8 metres and maximum of 3.1 metres.

The walls are to be finished in an off-white render, whilst the roof is to be finished in slate tiles.

It is now also proposed to construct two dormer windows to the front roofslope and increase the ridge height, in order to create two storage rooms within the roof space. Each dormer is to be some 1.5 metres wide, with a rounded roof that would measure approximately 1.3 metres to the eaves and 2.1 metres to the ridge. The dormer windows are to have zinc faced cheeks and roofs. The ridge height is to be increased by 0.9 metres. Lastly it is proposed to install a rooflight, within the front roofslope, in the middle of the proposed dormer windows.

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 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.

There are no relevant policies.

East Grinstead Neighbourhood Plan

The East Grinstead Neighbourhood Plan was formally made on 2nd 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 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:

DPS2 - Sustainable Design and Construction

DPS6 - Health and Wellbeing

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

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.'*

East Grinstead Neighbourhood Plan policy EG3 states:

'Planning permission will normally be granted where development proposals meet the following criteria:

- o *The form of the proposed development is proportionate and in keeping with the scale, height, materials and site coverage of the surrounding area;*
- o *The layout of the proposed development respects the topography and character of the site, protects important landscape features and does not harm adjoining amenity;*
- o *The proposal does not result in the loss of buildings or spaces that would have an unacceptable impact on the character of the area;*
- o *The proposal ensures satisfactory means of access for vehicles and pedestrians and provides adequate parking, cycle storage and refuse facilities on site;*
- o *The design of new buildings and the layout of spaces, including footways, car and cycle parking areas, should be permeable and provide connectivity with neighbouring areas;*
- o *New development must be inclusive and where appropriate make satisfactory provision for the safe and easy access for those with mobility impairment; and*
- o *The design of new developments must result in the creation of a safe and secure environment and incorporate adequate security measures and features to deter crime, fear of crime, disorder and anti-social behaviour; and*
- o *Proposals make provision for green infrastructure and biodiversity enhancement'.*

The Mid Sussex Design Guide SPD also provides advice for extensions to dwellings. Principle DG49 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.'

In terms of rear extensions principle DG51 states that where they

'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.'

Principle DG52 relates to roof extensions and states that:

'Roof accommodation is normally reliant on dormer windows and rooflights to provide light and ventilation. However, if they are out of scale or out of character with the roofscape and proportions of a dwelling they can have an adverse impact on the character of both the dwelling and the streetscape.'

The roof pitch and form are intrinsic to a building's character and roof extensions should be sensitive to this. Roof extensions and dormer windows that alter the existing ridge of the roof or significantly alter the roof profile of a building will not normally be acceptable, particularly on the front roof slope, and where there is a strong established roofline.

Where a clear rhythm of fenestration is established, the position and proportion of dormer windows should respond to existing windows and / or doors'.

The application relates to an established area of housing that has developed along Ship Street. Whilst there is some variety in housing styles they are of a traditional design and set back from the highway.

Planning permission is firstly sought for a two storey, rear extension which was previously granted permission in 2022. The proposed extension has retained the revised design that was sought under the previous application. It remains the view that, overall, the proposed design and proportions would remain acceptable. Views to the proposed extension would be available from the southern end of Ship Street, however they be would of the side elevation only. Given these restricted views, it is considered that the contemporary design approach would be acceptable and consistent with the requirements of principle DG51. It is therefore considered that, on balance, the proposed extension would be acceptable in design terms.

With regards to the roof works, it is considered that the proposed dormer windows would be of an appropriate scale that would enable the majority of the roofslope to remain undeveloped. They are to be positioned in a balanced arrangement that would reflect the position of the windows below, as well as the existing window design. There are examples of dormer windows within the wider streetscene and, given the varied streetscene, it is considered that the proposed contemporary design and materials would not appear wholly incongruous.

Permission is finally sought to increase the ridge height of the dwelling by 0.9 metres. Ship Street is on an incline and building heights do generally follow this pattern. Whilst the neighbour to the north is at a higher height, the neighbour to the south is of a similar height to the application property. As such it is considered that the proposed increase would still reflect the overall character of the area and would not create an alien feature in the streetscene.

Policy EG3 of the East Grinstead Neighbourhood Plan states that proposals should "not harm" adjoining neighbours amenity whereas policy DP26 of the Mid Sussex District Plan states that development 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. There is therefore some conflict between the District Plan and Neighbourhood Plan in this respect. Under section 38(5) of the Planning and Compulsory Purchase Act 2004 if a policy contained in a development plan for an area conflicts 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 DP26 is considered to take precedence and therefore the test in this instance is whether the development causes significant harm to neighbouring amenities as outlined above.

With regards to amenity, to the north of the site is Blair House and Varenna is to the south. Blair House is set further forwards on its plot and set away from the shared boundary. The existing single storey projection to Avondene is also closest to this neighbour. There is a closer relationship, however, between Varenna and the application property. Boundary treatments can also be found along most of the shared boundaries and there are no first floor side windows facing the application property. Whilst it is acknowledged that both houses have rear windows situated towards the edge of their rear elevations, given the arrangement of the properties, the depths of the extensions and pitched roof design that slopes away from neighbours, it is considered that there would not be a significant level of harm in terms of loss of light or outlook. No windows are proposed that would result in any direct overlooking. Concern was raised regarding the inclusion of a balcony, which was shown on the original plans, and the impact this would have on neighbouring properties. As a result the balcony has been removed from the revised plans.

Due to the domestic nature of the proposed development it is considered that there would not be an unreasonable impact with regards to noise, air and light pollution.

CONCLUSION

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 application is therefore considered acceptable.

Decision: Permission

Case Officer: Caroline Grist