

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0332	Case Officer:	Tracie Axford
Application Type:	Householder Application		
Proposal:	Proposed single storey rear extension.		
Site:	Thornhill, Hamsey Road, Sharpthorne, East Grinstead, West Sussex, RH19 4PA, ,		
Validation Date	28 Feb 2025	Overall Expiry Date:	1 Apr 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	17 Apr 2025
Target Date:	25 Apr 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>Stephen Ashdown</i>	Date:	22 Apr 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0332

**Thornhill, Hamsey Road, Sharpthorne, East Grinstead, West Sussex, RH19 4PA,
Proposed single storey rear extension.
Mr James Holiday**

SUMMARY OF REPRESENTATIONS

No letters of representation received in response to this application.

SUMMARY OF CONSULTEES

Naturespace: No objection
Southern Water: No objection

TOWN/PARISH COUNCIL OBSERVATIONS

West Hoathly Parish Council: No objection

INTRODUCTION

This application seeks permission for the demolition of the existing rear extension and the erection of a replacement single storey rear extension.

RELEVANT PLANNING HISTORY

HO/015/74 - Conversion of integral garage into habitable room and erection of new detached garage.
Permission Granted 29/03/1974

HO/017/80 - Outside toilet/rear porch. Permitted Development 09/04/1980

DM/20/2620 - Demolition of existing rear extension. Proposed single storey rear extension. Permission
Granted 22/07/2022

SITE AND SURROUNDINGS

The application relates to Thornhill, Hamsey Road which is a two-storey semi-detached dwelling located on the eastern side of Hamsey Road, within the built up area boundary for Sharpthorne and is within the High Weald Area of Outstanding Natural Beauty (AONB).

The locality is characterised by semi- detached and detached dwellings of varying forms and designs which are set back evenly from the highway creating distinctive front building lines on either side of the highway. As the highway extends to the north the land slopes down making the front building lines of the properties more prominent within the wider locality.

The existing dwelling is composed of red brick exterior walls with hanging tiles on the first floor and gable of the front projection, interlocking roof tiles and white upvc fenestration. It forms part of a symmetrical pair sharing a pitched hipped roof and a front gable projection. The property has benefitted from a garage conversion. To the rear of the property, there is a modest rear extension.

APPLICATION DETAILS

It is proposed that the existing rear extension is demolished and replaced with a single storey rear extension which would have a depth of 4 metres and a width of approximately 5.9 metres. This extension

would have a flat, felt roof with two roof windows, which would have an overall height of 2.75 metres and would be constructed in materials to match the existing dwelling with grey bifold doors.

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 West Hoathly 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:

DP16: High Weald Area of Outstanding Natural Beauty

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

West Hoathly Neighbourhood Plan (Made April 2015)

Relevant policies: None applicable.

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

DPN7: Noise Impacts

DPC4 - High Weald Area of Outstanding Natural Beauty

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. Paragraphs 2, 8, 11, 39, 48, 131, 135, 139 and 189 are considered relevant.

ASSESSMENT

The main issues which need to be considered in the determination of this application are:

- Design and Character
- High Weald AONB
- Impact on Neighbouring Amenities
- Other Matters
- 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);*

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 DG51 of the Design Guide notes: *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.*

Given the design, form and scale of the proposal in relation to the surrounding properties, and that it would be constructed in materials similar to those of the existing dwelling and the surrounding properties, the proposal is considered to comply with the above policy.

High Weald AONB

The legal framework for AONBs, (also known as National Landscapes) in England and Wales is provided by the Countryside and Rights of Way Act (CRoW) 2000 which at Section 82 reaffirms the

primary purpose of AONBs: to conserve and enhance natural beauty. Section 84 of the CRoW requires Local Planning Authorities to *'take all such action as appears to them expedient for accomplishment of the purpose of conserving and enhancing the natural beauty of the AONB'*. The Levelling-up and Regeneration Act (2023) amended section 85 of the CRoW Act, to create a new duty on relevant authorities to *'seek to further the purpose of conserving and enhancing the natural beauty of the area' when discharging their functions in AONBs*. A similar ethos is found within The High Weald Area of Outstanding Natural Beauty Management Plan which is a material consideration in the determination of planning applications in the AONB.

Paragraph 189 of the NPPF states:

'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.'

Policy DP16 of the District Plan requires that proposals conserve and enhance natural beauty in the AONB.

Given the design, form and scale of the proposal in relation to the surrounding properties, and that it would be constructed in materials similar to those of the existing dwelling and the surrounding properties, it is considered that that proposal would not have an impact on the AONB and would conserve it.

Impact on Neighbouring Amenities

DP26 states, in terms of impact on neighbouring amenities 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);'

To northern side is Frog Hollow, which is attached to the application property though its southern side elevation. This neighbouring property has benefitted from a single storey rear extension which has a greater depth than the proposed extension. The proposal would not cause harm to the amenities of this neighbouring property due to the existing relationship between the properties.

On the southern side is No.16 Hamsey Road. This neighbouring property is positioned on a higher ground level than the application property with a boundary hedge in between. It is considered that due to the differing ground levels and the boundary treatment the proposed extension would not cause significant harm to the amenities of this neighbouring property.

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.

Other matters

Southern Water stated that they had no objections to the proposal, however they advised that should any sewers be discovered during construction, an investigation would be required to determine their condition, the number of properties they serve and access methods before any further work can proceed.

The proposed development is within the Red Impact Risk Zone for Great Crested Newts. The response from Naturespace stated that the risk from the development itself was low towards great crested newts however, in the case that planning permission is granted and great crested newts are identified on site, all works should stop immediately and reported to an ecologist.

PLANNING BALANCE AND CONCLUSION

In conclusion, the proposal is considered to be appropriate in terms of design, size and scale to the dwellinghouse and character area, would not have a harmful impact on the AONB, and would not cause significant harm to the amenities of neighbouring properties. The proposal therefore complies with Mid Sussex District Plan policies DP16 and DP26, and with the relevant provisions of the NPPF, therefore is recommended for approval.

Decision: Permission

Case Officer: Tracie Axford