

Delegated Decision

Sign off Sheet

Ref. No:	DM/24/2847	Case Officer:	Caroline Grist
Application Type:	Householder Application		
Proposal:	Remove existing conservatory and detached garage and erect section new fence adjacent to the twitten. Erect a rear/side wrap-around extension and construct replacement roof structure, including increasing the ridge hight, with two rear facing dormers to create additional first floor accommodation. (Tree protection details received 10.01.2025)		
Site:	5 Parkside, East Grinstead, West Sussex, RH19 1JG, , , ,		
Validation Date	21 Nov 2024	Overall Expiry Date:	19 Dec 2024
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	16 Jan 2025
Target Date:	16 Jan 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:	16 Jan 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/24/2847

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twitten. Erect a rear/side wrap-around extension and construct replacement roof structure,
including increasing the ridge hight, with two rear facing dormers to create additional first floor
accommodation. (Tree protection details received 10.01.2025)
Mr And Mrs J Baldwin**

SUMMARY OF REPRESENTATIONS

No representations have been received in response to this application.

SUMMARY OF CONSULTEES

Southern Water

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.

Surface water should not involve disposal to a public foul sewer and should be in line with the Hierarchy of H3 of Building Regulations.

Any new connections to the public sewerage system will require a New Sewer Connection application (we sometimes refer to this as a Section 106) to be submitted and approved by Southern Water.

Due to changes in legislation that came in to force on 01 October 2011 regarding the future ownership of sewers it is possible that some previously owned private sewers now deemed to be public could also be crossing the above property which are not shown on the Southern Water records. Therefore, should any other sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and the potential means of access before any further works commence on site.

TOWN COUNCIL OBSERVATIONS

No comment.

INTRODUCTION

Planning permission is sought to remove an existing conservatory and detached garage and to erect a section new fence adjacent to the twitten, erect a rear/side wrap-around extension and construct replacement roof structure, including increasing the ridge hight, with two rear facing dormers to create additional first floor accommodation.

RELEVANT PLANNING HISTORY

There is no relevant planning history.

SITE AND SURROUNDINGS

5 Parkside is a detached, west facing chalet bungalow. It is constructed of red brick base, with the majority of the walls finished in rough render, a plain tile roof and upvc windows. The dwelling is

characterised by a front projection and it also benefits from a conservatory and dormer window to the rear. To the side of the house is a detached garage, which is set behind the front elevation.

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

APPLICATION DETAILS

Planning permission is firstly sought to replace the existing garage and conservatory with a side (southern) and rear extension that would provide both ground floor and first floor accommodation. On the ground floor the extension would contain the kitchen, dining area, playroom and store as well as allow a utility room to be created within the existing footprint. A bathroom and bedroom, with dressing room and en-suite, are to be created on the first floor.

The proposed rear extension is to project some 5.0 metres beyond the rear elevation and would span the width of the dwelling. The side extension is to be some 2.8 metres wide and would have an overall depth of some 10.7 metres. It is to be set back from the front elevation by approximately 1.0 metre. A barn hip roof is proposed that would cover the whole house. It is proposed to retain the existing eaves height but the ridge would be increased by approximately 0.7 metres to some 6.4 metres. Two pitched roof dormer windows are also proposed on the rear roof slope. They are to be some 1.1 metres wide, 0.5 metres to the eaves and 1.1 metres to the ridge.

This development is to be finished in materials to match the host dwelling.

Permission is also sought to erect a section of close boarded fencing, along the southern boundary, where the side elevation of the garage is currently positioned. The proposed section of fencing is to be some 7.3 metres in length and 1.8 metres high.

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 Allocations Document (DPD) and 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

DP37 - Trees, Woodland and Hedgerows

Mid Sussex Site Allocations Document (DPD)

The Site Allocations DPD 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 made in November 2016.

Relevant policies:
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 the majority of 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
DPN4 - Trees, Woodland and Hedgerows
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

Design and impact to neighbouring amenity

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 is also considered to be relevant and 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.

Extensions should typically use simple, uncomplicated building forms to complement 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'.

Figure 9E is considered relevant and states:

'Extensions that wrap around an existing dwelling can undermine the integrity of the original architecture'.

Principle DG50 relates specifically to side extensions and states that:

'Side extensions should normally be subservient to the original dwelling and typically be set-back from the front of the house to help define the original building.

The gaps between dwellings can sometimes positively contribute to articulating (for example, through the consistent rhythm of repeated houses) and adding interest in a street frontage or by providing views / visible connections to the surrounding countryside. Side extensions will therefore need to appropriately respond to the character of the street form and will not normally be accepted where they close an important gap and view'.

Principle DG51 relates to rear extensions:

'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'.

Lastly, principle DG52 of the Design Guide states:

'A loft conversion is a space efficient means of extending the amount of living accommodation in a dwelling. 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 site is situated within an established residential area of East Grinstead. It is situated at the end of a cul-de-sac, with a t-witten in the centre. Houses along Parkside are bungalows, some of which have hipped roofs whilst others are of a gable roof design with a central eyebrow dormer window. Houses are set back from the highway and there is a shared pallet of materials.

Planning permission is firstly sought for extensions to the property. It is considered that the scale of the additions is such that they would not overwhelm the host dwelling. Whilst the Design Guide does not support wrap around extensions in principle, in this instance, given the overall proposal it is considered that this form of addition would not be significantly harmful to the character of the existing dwelling. The design of the extensions would ensure that the dwelling still reads as a bungalow, rather than a two storey dwelling, and the barn hip roof would respond appropriately to the existing hipped roof design. With regards to the proposed dormer windows, they are of a scale and form that would not appear overly dominant and the majority of the roofslope would be retained. The dormer windows would match the existing fenestration and would be positioned appropriately in relation to the ground floor windows. It is also proposed to use materials to match the host dwelling, which would provide a consistent finish.

Due to the t-witten to the south of the application site, the proposal would be visible within the streetscene. The application property reads as lower than No. 4 (to the north) and higher than No. 6 (to the south). A streetscene drawing has been submitted as part of the application showing that, even with the ridge line being increased, this arrangement would be retained. Overall a form of hipped roof would be used, which is consistent with the character of the surrounding area, and the property would remain of a design that would not appear incongruous within the streetscene. The proposed side extension would also not close an important gap or view.

With regards to the proposed fencing, it is to be positioned where the existing garage is sited along the southern boundary of the property. There is currently close boarded fencing along the southern boundary of the garden and the same is found along the northern boundary of No. 6. It is therefore considered that the inclusion of an additional section of fencing would not appear alien within 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.

The proposal would be positioned closest to 4 Parkside, which is situated at an angle to the application side. This neighbour has a conservatory to the side and there is a close boarded fence along the shared boundary. It is considered that, given the arrangement of these dwellings and the bungalow style addition proposed, that whilst there may be some impact to light and outlook the harm would not be significant enough to warrant the refusal of this application.

6 Parkside is situated to the south of the application site and is separated from the application site by a twitten. Given the distance between these two houses, there would not be a significant loss of light or outlook to this neighbour.

A window is proposed within the southern elevation, however views would be restricted to neighbouring properties as close boarded fencing is situated along the rear boundaries.

Given the domestic nature of the proposal, it is considered that there would not be an harmful impact in terms of noise, air or light pollution.

Trees

Policy DP37 of the Mid Sussex District Plan relates to trees within the District. It states:

'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.

Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted.

Proposals for new trees, woodland and hedgerows should be of suitable species, usually native, and where required for visual, noise or light screening purposes, trees, woodland and hedgerows should be of a size and species that will achieve this purpose.

Trees, woodland and hedgerows will be protected and enhanced by ensuring development:

- o incorporates existing important trees, woodland and hedgerows into the design of new development and its landscape scheme; and*
- o prevents damage to root systems and takes account of expected future growth; and*
- o where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management; and*
- o has appropriate protection measures throughout the development process; and*
- o takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change; and*
- o does not sever ecological corridors created by these assets'.*

Within the rear garden there are a number of mature trees, including a brown fir tree. Whilst these trees are not formally protected, given their position in relation to the twitten, it is considered that they do contribute to the character of the area. From the information provided as part of the application it was demonstrated that the extensions would not directly impact the trees, however no details were submitted as to how they would be protected during the course of the development.

A Tree Protection Plan has therefore been sought and provided, which sets out how the trees would be protected. In the context of this site and the proposed development, the Tree Protection Plan is considered to be sufficient and a condition can be attached to an consent to ensure that the development is carried out in accordance with these requirements.

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

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 and is therefore considered acceptable.

Decision: Permission

Case Officer: Caroline Grist