

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0722	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Proposed rear extension and front porch with new steps going up to porch door, New vehicle cross over to porous drive.		
Site:	5 Court Close, East Grinstead, West Sussex, RH19 3YQ, , , ,		
Validation Date	20 Mar 2026	Overall Expiry Date:	17 Apr 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	14 May 2026
Target Date:	15 May 2026	Recommending Officer Signature:	<i>Catherine Cardin</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
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Signed and Agreed By:	<i>Steven King</i>	Date:	15 May 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0722

**5 Court Close, East Grinstead, West Sussex, RH19 3YQ, , ,
Proposed rear extension and front porch with new steps going up to porch door, New vehicle
cross over to porous drive.
Mr Sharp**

SUMMARY OF REPRESENTATIONS

One letter of objection was received which raised concerns regarding:

- Access to sewer system inspection point
- Overlooking
- Reduction of on street parking

SUMMARY OF CONSULTEES

Southern Water

No objection.

TOWN COUNCIL OBSERVATIONS

No comment.

INTRODUCTION

The application seeks planning permission for a proposed rear extension, front porch, associated front steps and new vehicle crossover.

RELEVANT PLANNING HISTORY

GR/065/77- Erection of 88 houses, 8 no. 2 storey flats. Withdrawn.

GR/157/77- Erection of 75 houses and garages and 8 No. 2 storey flats with off street parking (as amended by letter 27th September,. Permission.

11/02550/FUL- Erection of a single storey rear extension. Permission.

SITE AND SURROUNDINGS

The application property is a detached two-storey dwelling. The property is characterised by red brick, white fenestration and a pantile roof. The property benefits from off street parking to the front of the property and an attached garage.

The property lies within the built-up area boundary of East Grinstead. Neighbouring properties are located to the northeast, southwest, and west. Highways is located to the east.

APPLICATION DETAILS

The proposal seeks permission for the erection of a proposed rear extension, front porch, associated front steps and new vehicle crossover.

The proposed rear extension would measure approximately 3.8 metres in width and 4 metres in depth. This would incorporate a pitched roof with a height to the ridge of approximately 3.7 metres and eaves height of approximately 2.6 metres. A window is proposed on the rear (western) elevation, together with

a further window on the side (southern) elevation, with a window and door on the opposite side (northern) elevation. Rooflights are also proposed on the northern and southern roof slopes. The extension would be finished in materials to match the existing dwelling.

The proposed front porch would measure approximately 3.1 metres in width and 1.5 metres in depth. This would incorporate a pitched roof with a maximum height of approximately 4.1 metres and an eaves height of approximately 3.1 metres. This would be finished in materials to match the existing dwelling.

Front steps are also proposed on the western elevation, providing access to the porch. The steps would be constructed of concrete slabs whilst the railings would be metal.

The proposal also seeks permission for a new vehicle crossover.

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 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:

DP21 - Transport

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.

No relevant policies

Neighbourhood Plan

East Grinstead Neighbourhood Plan was made in 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 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:

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
- Highway safety and parking arrangements
- 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 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.

Principle DG49 of the MSDC Design Guide requires extensions to be well related to the original dwelling and informed by local character. Extensions should be subordinate to, and integrated with, the existing building in terms of scale, form and massing, ensuring that the original dwelling remains the dominant element. Simple building forms are encouraged, along with the alignment of window and door patterns and the use of matching or otherwise appropriate materials. Proposals should also avoid causing significant loss of private amenity space.

Principle DG50 relates to front extensions and states that:

'Front extensions are more likely to be acceptable where the building line is staggered or where the dwelling is set well back from the road. They are less likely to be acceptable in streets with a strong consistent building form as they risk disrupting the underlying order.'

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.'

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 proposed rear extension is of an appropriate scale, form and design that would complement the existing dwelling. The incorporation of a pitched roof reflects the character of the host property and

ensures that the original dwelling remains the dominant and legible feature. The extension would not be visible within the street scene, and the use of matching external materials would achieve a coherent appearance.

The porch would introduce a feature that is not present within the street; however, given its modest scale and appropriate design, any harm to the character of the area would be minimal and not sufficient to warrant refusal. The use of matching materials would further ensure a coherent and sympathetic design.

The proposal is therefore considered to comply with Policy DP26 of the District Plan, policy EG3 of the East Grinstead Neighbourhood Plan and the relevant principles of the Mid Sussex Design Guide SPD.

Impact on 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'*.

To the southwest of the application site is 10 Court Close. Given the spatial relationship between these properties, and that the development would be set approximately 1.8 metres from the shared boundary, it is not considered that the proposal would result in harmful impacts to the light and outlook of this neighbouring property. A high-level window is proposed within the side (southern) elevation. Having regard to the existing boundary treatments and single storey nature of the proposal, it is not considered that the extension would give rise to significant overlooking or loss of privacy.

To the northeast of the application site is 6 Court Close. Given that the development would be set approximately 6.7 metres from the shared boundary and is single storey in nature, it is not considered that the proposal would result in harmful impacts to the light and outlook of this neighbouring property. A door and window are proposed within the side (northern) elevation. Having regard to the existing boundary treatments and the single storey nature of the proposal, it is not considered that the extension 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.

Highway safety

Policy DP21 of the District Plan seeks to ensure that schemes are sustainably located to minimise the need for travel, and protect the safety of road users and pedestrians, and seeks to provide adequate parking in relation to development proposals.

The proposal seeks to install a vehicle crossover. The proposed vehicular access to the site is not considered to result in a material intensification of use that would prejudice the safe operation of the highway. The development would not lead to the loss of parking space to an extent that would be harmful to the surrounding area, nor would it compromise the safe movement of traffic along the highway.

It should also be noted that in its own right, the formation of a new crossover would not require planning permission as Court Close is not a classified road; it would only require the consent of West Sussex County Council in their role as the Local Highway Authority.

The proposal is therefore considered to comply with policy DP21 of the Mid Sussex District Plan.

Other matters

Concerns have been raised regarding access to the sewer system inspection point. This is a private matter between the relevant landowners and the statutory undertaker and is not a material planning

consideration. The proposal would not remove the statutory rights of access, and any necessary arrangements for maintenance can be addressed outside of the planning process.

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 harm to the amenities of neighbouring properties.

In conclusion, the proposal would accord with the requirements of policies DP21 and DP26 of the Mid Sussex District Plan and policy EG3 of the East Grinstead Neighbourhood Plan. It is therefore considered acceptable.

Decision: Permission

Case Officer: Catherine Cardin