

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0737	Case Officer:	Tracie Axford
Application Type:	Householder Application		
Proposal:	Proposed extension of the existing single-storey ancillary domestic garage/storage incidental to the dwellinghouse (Use Class C3) to provide two additional car parking bays and workshop space, with associated landscaping works.		
Site:	Heathy Ridge, Copthorne Road, Copthorne, Crawley, West Sussex, RH10 3PD, ,		
Validation Date	24 Mar 2026	Overall Expiry Date:	20 Apr 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	15 May 2026
Target Date:	19 May 2026	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>Steven King</i>	Date:	15 May 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0737

**Heathy Ridge, Copthorne Road, Copthorne, Crawley, West Sussex, RH10 3PD,
Proposed extension of the existing single-storey ancillary domestic garage/storage incidental to the dwellinghouse (Use Class C3) to provide two additional car parking bays and workshop space, with associated landscaping works.
Miss Anna McGee**

SUMMARY OF REPRESENTATIONS

None

SUMMARY OF CONSULTEES

Southern Water commented that the site is not within their statutory area for water supply/wastewater services.

TOWN/PARISH COUNCIL OBSERVATIONS

Worth Parish Council commented as follows:

It is requested that a non-severance clause is added to the garage so that it cannot be used as a separate dwelling to the main house. In addition, the Parish Council requests that a non-habitation clause is added to the garage.

INTRODUCTION

The application seeks planning permission for a proposed extension of the existing single-storey ancillary domestic garage/storage incidental to the dwellinghouse (Use Class C3) to provide two additional car parking bays and workshop space, with associated landscaping works.

RELEVANT PLANNING HISTORY

14/00408/FUL Two storey side extension, single storey rear extension and internal alterations to create a modern family home. Landscaping of front garden and introduction of new boundary hedge along southern boundary. Permitted 2014.

SITE AND SURROUNDINGS

The application site consists of a two-storey detached dwelling set back from the highway with a large area to the front with a driveway with parking for at least 4 cars, a detached double garage and a front garden. The plot is large and is mainly enclosed by mature hedges and trees on the site boundaries.

The application site is on the A2220 connecting Crawley to Copthorne, lies outside the built up area of Copthorne and is within the countryside. The immediate vicinity is characterised by semi-detached and detached houses of similar scale and design to the north of the highway. To the east of the site is a petrol station and other commercial buildings. To the south of the site is the Drivers Wood recreation site.

APPLICATION DETAILS

The proposal seeks planning permission for a proposed extension of the existing single-storey ancillary domestic garage/storage incidental to the dwellinghouse (Use Class C3) to provide two additional car parking bays and workshop space, with associated landscaping works. External materials are proposed to match the existing garage.

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 Copthorne 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:

DP12 - Protection and Enhancement of Countryside

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.

Copthorne Neighbourhood Plan

The Copthorne Neighbourhood plan was made in November 2016.

Relevant Policy:

CNP1 General Development Requirements

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:

DPS1 - Climate Change

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)

The National Planning Policy Framework (NPPF) 2024 is a material consideration.

ASSESSMENT

It is considered that the main issues that need to be considered in the determination of this application are as follows:

- Principle of Development
- Design and Character
- Impact on neighbouring properties
- Biodiversity Net Gain

Principle of Development

Policy DP12 of the Mid Sussex District Plan states (in part):

'The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map,

provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:

- it is necessary for the purposes of agriculture; or*
- it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.'*

The proposal is relatively modest in size and will not be visible from the public domain. With materials to match the existing garage it is therefore in keeping with the countryside location. It is therefore considered that the principle of the proposal would meet the requirements of policy DP12 of the Mid Sussex District Plan and is acceptable.

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);*
- creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- positively addresses sustainability considerations in the layout and the building design;*
- 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;*
- optimises the potential of the site to accommodate development.'*

The relevant paragraphs of Policy CNP1 of the Neighbourhood Plan are as follows:

'CNP1.1 Proposals will be supported where they sustain or reinforce the positive aspects that make up the individual character and distinctiveness of each Character Area, as defined on the Policies Map, in which they sit.

CNP1.6 Extensions to existing buildings will be supported provided they adhere to other policies in the development plan and:

- a) Are no higher than the existing building.*
- b) Do not conflict with traditional boundary treatment of an area.*
- c) Use materials which are compatible with materials of existing/surrounding buildings.'*

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.'*

The application consists of a proposed extension to the existing garage which is located in front of the house towards the front boundary of the site. The extension will add approximately 7 metres to the front elevation of the garage resulting in a total width of 13.5 metres. The roof will have the same ridge height as the existing, however a proposed timber framed turret will protrude approximately 1.2 metres above the ridgeline. On the front elevation there will be two red painted solid timber garage doors to match the

existing doors. On the side elevation there will be critall-style glazing and double doors facing the main dwelling. All materials are proposed to match the existing garage.

The proposed extension is positioned between the main dwelling and the existing dwelling and is set back from the highway. It will therefore not be highly visible from the public domain. The design, scale, and materials match the existing garage and are therefore considered to be in keeping with the character and appearance of the surrounding street scene. The proposal relates to the extension of an existing domestic outbuilding ancillary to a lawful dwelling and does not constitute new residential development. As such, it is considered acceptable in principle within the countryside.

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 policy DP26 of the District Plan, policy CNP1 of the Copthorne Neighbourhood Plan and the relevant principles of the Mid Sussex Design Guide SPD.

Impact on Neighbouring Amenities

In terms of impact upon neighbouring amenities Policy DP26 in part seeks to ensure 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);'

The relevant paragraphs of Policy CNP1 of the Neighbourhood Plan is as follows:

CNP1.2 Proposals for new development should not cause unacceptable harm to the amenity (including general activity, access, noise, privacy, daylight, and sunlight) of existing and future occupants, both on site and nearby.

The position of the proposed garage extension ensures that there will be no overlooking to any neighbours. It is therefore not considered to result in any impact in terms of overshadowing, privacy or light to the neighbours. Given its single-storey height, separation distances, and ancillary use, the proposal would not result in overbearing impact or loss of outlook.

Due to the domestic scale and nature of the proposed works, it is not anticipated that the development would give rise to any undue impacts in terms of noise, air quality, or light pollution. Accordingly, the proposal is considered to accord with Policy DP26 of the Mid Sussex District Plan, and policy CNP1 of the Copthorne Neighbourhood Plan which seeks to protect the amenities of neighbouring occupiers.

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

The Parish Council has requested non-severance and non-habitation conditions. Given the scale and design of the proposal and its clear ancillary relationship to the main dwelling, it is considered that a condition restricting the use of the garage to purposes incidental to the host dwelling is reasonable and will be added to the permission.

PLANNING BALANCE AND CONCLUSION

The proposal is appropriate in terms of design and will not negatively impact on the host dwelling nor its immediate setting and will not harm neighbouring amenities. Therefore, the proposal complies with policies DP12 and DP26 of the Mid Sussex District Plan, Policy CNP1 of the Copthorne Neighbourhood Plan, principle DG49 of the Mid Sussex Design Guide and the relevant paragraphs of the NPPF. The proposal is therefore considered acceptable.

Decision: Permission

Case Officer: Tracie Axford