

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0413	Case Officer:	Anna Tidey
Application Type:	Householder Application		
Proposal:	Proposed double storey front extension, porch and outbuilding.		
Site:	Spindles, Furnace Farm Road, Furnace Wood, East Grinstead, West Sussex, RH19 2PU, ,		
Validation Date	25 Jun 2026	Overall Expiry Date:	16 Jul 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	19 Aug 2026
Target Date:	20 Aug 2026	Recommending Officer Signature:	Anna Tidey

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	19 Aug 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0413

**Spindles, Furnace Farm Road, Furnace Wood, East Grinstead, West Sussex, RH19 2PU,
Proposed double storey front extension, porch and outbuilding.
Mr And Mrs Harvey**

SUMMARY OF REPRESENTATIONS

None received.

CONSULTATIONS

Southern Water: SE Water is the relevant statutory undertaker.

SE Water: No comments.

Tree Officer: I have reviewed the Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method Statement for this proposed development and I have no objection. Please condition adherence to this document.

PARISH COUNCIL OBSERVATIONS

Worth Parish Council: Defer to Officer - Nonseverance clause attached to annexe

Amended Plans: Worth Parish Council requests that Mid Sussex District Council satisfy itself that the proposed garage conversion and annex remain ancillary to the main dwelling, and that the development preserves the spacious and wooded character of Furnace Wood in accordance with Crawley Down Neighbourhood Plan Policy CDNP04.1.

INTRODUCTION

This application seeks planning permission for a proposed two storey front extension on the house, with a new porch, and the construction of a new outbuilding at a property known as 'Spindles', on Furnace Farm Road, Furnace Wood.

RELEVANT PLANNING HISTORY

DM/18/3951. Replacement of existing conservatory with new single storey extension extended from previous approval application DM/18/0241. Approved November 2018.

DM/18/0241. Replace existing conservatory with new single storey extension. Approved March 2018.
13/03825/FUL. Replacement of existing hardwood conservatory with single storey rear extension and new adjoining two storey side extension. Approved December 2013.

WP/031/98. Single storey hardwood conservatory attached to rear wall of dwelling. Approved April 1998.

WP/124/87. Five bedroomed house with detached garage. Approved October 1987.

SITE AND SURROUNDINGS

'Spindles' is a 4 bed detached house located to the north of Furnace Farm Road in Furnace Wood, to the west of East Grinstead.

The house has been extended with the addition of a contemporary designed rear single storey extension and is sited in a large garden with thick shrubs and trees providing a good degree of natural boundary

screening. There is a detached double garage, a large patio, outdoor swimming pool and a detached pool house to the western side of the house.

The site is located in the outside the built up area boundary and within an Amber risk area for Great Crested Newts.

APPLICATION DETAILS

The proposed development consists of an extension to the house and the construction of a new outbuilding between the existing double garage and the pool room. The extension to the house has been added into the application whilst a Tree Report was awaited to support the development proposals.

The submitted plans show the addition of a front extension to the house to add a 4.5m deep and 5.8m wide central gable, sited forward of the existing front doorway, and an extension of the existing gabled frontage, to bring that 3.9m forward on the property.

The proposed elevations show the extensions to be constructed in brick at ground floor level with first floor vertical plain tile hanging. The window design will match that on the main house and a pair of glazed inward opening French doors with a Juliette balcony are shown at first floor on the front elevation of the extension. The eaves level on the additions will match that on the western elevation of the house and the ridge heights on the additions are a minimum of 0.5m and a maximum of 1.2m below the main ridge on the original house.

An open oak framed porch with a gable roof is proposed to form a new front entrance into the extended frontage. This will measure 3.1m wide by 1.3m deep. The porch will have two supporting timber posts set on a pair of brick plinths.

At ground floor level the proposed front addition will accommodate an enlarged hallway, with two study rooms to either side. A new boot room will be created from the existing study off the existing hallway. The floor reconfiguration will reduce the size of the existing sitting room.

At first floor the master bedroom will be enlarged to allow the formation of a walk in wardrobe and dressing area. Within the central area of the extension a front bedroom will be enlarged and divided to create two new bedrooms with wardrobe and seating space.

The second part of the proposals is the construction of a new single storey outbuilding . The proposed outbuilding is located to the west of the house on an area currently in use for a child's climbing frame, with a woodchip surface, sited below the adjacent paved patio.

The outbuilding will be constructed to link onto the side doorway of the existing Double garage and to adjoin the side wall of the existing Pool House. The 9.9m long rear wall of the building will be sited approx. 1.5m from the boundary fence with the adjacent property, known as 'The Waldrons'. There are trees growing alongside this boundary, the nearest of which is a Birch, located in the neighbouring garden.

In detail the proposed single storey building will have a single ply flat roof and walls clad in vertical timber cladding. The angled front wall will include areas of full height glazing and a pedestrian door to access the building from the adjacent patio.

Internally the building is shown to accommodate a TV lounge/sitting room and bar, with internal walls creating a walk through kitchenette (5 sqm in area) to a further room, annotated on the floor plan as a study (8.5 sqm in area). The proposed floor plan indicates the garage to be retained as such, with the existing up and over door for vehicle access.

The application has been supported by an Arboricultural Impact Assessment, Protection Plan and Method Statement. This concludes that no tree removals are required to facilitate the proposals and that the proposed development will not have adverse impacts on the long-term vitality of the retained trees, providing the methodology set out in the document is followed.

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 Crawley Down 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

DP37 Trees, Hedgerows and Woodland

Site Allocations Development Plan Document

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

Crawley Down Neighbourhood Plan -made January 2016.

Policy CDNP04.1 Building Extensions.

Policy CDNP04.3 Loss of existing car parking

Policy CDNP08 Prevention of Coalescence

Policy CDNP09 Protect and Enhance Biodiversity

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 is currently at Examination with initial hearings held in February/March 2026. The Council is consulting on Main Modifications which are required to ensure the plan is legally compliant and sound. 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:

DPS2 Sustainable Design and Construction

DPC1 Protection and Enhancement of the Countryside

DPB1 Character and Design

DPS4 Flood Risk & Drainage

DPS6 Health and Wellbeing

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.

WSCC Guidance on Parking for New Developments (Sept 2020)

National Planning Policy Framework (NPPF) (August 2026)

ASSESSMENT

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

- The Principle of Development in the Countryside
- Design and Impact upon the street scene
- Impact on residential amenities
- Parking provision
- Impact upon trees
- Other matters
- Biodiversity Net Gain

The Principle of Development in the Countryside

The site lies in an established area with surrounding residential properties at Furnace Wood. The area lies in the countryside, outside any built up area. The proposed works affect an established residential property within an established residential curtilage.

The new NPPF contains advice at paragraph N2: Improving the natural environment. Paragraph 1 requires development proposals to contribute positively to the natural environment, and support nature's recovery. Development proposals should:

a. Consider the environmental qualities of land proposed for development, including habitats, landscape character and the natural beauty of the countryside, and identify opportunities for those qualities to be conserved or enhanced (including through requirements for biodiversity net gain where these apply);

The primary objective of the MSDC District Plan with respect to the countryside is to secure its protection by minimising the amount of land taken for development that does not need to be there. Policy DP12 is relevant. Rural development will be permitted where it maintains, or where possible enhances, the quality of the rural and landscape character of the District, and/or is necessary for the purposes of agriculture, or is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.

Neighbourhood Plan Policy CDNP08 Prevention of Coalescence seeks to limit development outside Crawley Down village where it would detract from the openness and character of the landscape. Given the overall design, scale and siting of the proposed development within an established residential curtilage, it is considered that the development will not create a harmful impact upon the rural setting of the property or the wider landscape.

The proposal will therefore accord with District Plan Policy DP12 and Policy CDNP08 of the Crawley Down Neighbourhood Plan.

Design and Impact upon the street scene

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 as well as addressing the character and scale of the surrounding buildings and landscape.

The Council's adopted Design Guide is a material consideration in the determination of the application. Chapter 9 of the Design Guide relates to household extensions. Design Principle DG49 states that extensions should respond to the design of the original dwelling and applicant will be expected to demonstrate how local character has informed the design proposal.

Design Guide Principle DG50 refers to Front and Side extensions and states that they will be resisted where they have an adverse impact on the street scene or the appearance of a dwelling.

The Crawley Down Neighbourhood Plan contains Policy CDNP04.1 which refers to Building Extensions. This states that building extensions will be permitted where they are of a scale, height, and form that is subservient to the existing building, and in character with the street scene. It also seeks to safeguard the amenities of adjoining residents from issues of access, noise, privacy, daylight, sunlight and outlook.

The proposed extension to the house will alter the appearance of the frontage of the dwelling, with the addition of the new central gable, new porch, and enlarged existing gable. The eaves height on the two storey additions will match those on the existing western side of the house and the ridge levels are subordinate to the host building. Overall, the proposed front extensions are of a design that complement the dwelling.

The proposed extensions will enlarge the dwelling from a four to a five bed property. The additions will not harmfully affect the overall character and appearance of the area or public views from the street.

The proposed outbuilding is located between the existing garage and pool house, and is of a lower, subordinate form. The building has a contemporary style, with contrasting external finishes. The proposed position of the outbuilding addition will occupy a secluded position on the site and will not affect the character or appearance of the wider area.

Consequently, the design and appearance of the proposed extension and outbuilding are considered to accord with Policy DP26 of the Mid Sussex District Plan, the aims of Policy CDNP04.1 of the Crawley Down Neighbourhood Plan and with the relevant Design Guide principles.

Impact on residential amenities

Policy DP26 of the District Plan requires developments to demonstrate that it does not cause significant harm to amenities of existing nearby residents (or future occupiers), taking into account matters such as impact on light, privacy and outlook.

In addition Principle DG45 in the Design Guide refers to the need to consider privacy of existing and future residents and it is noted that privacy may be affected by the relationship of buildings to each other.

The immediate neighbouring properties are the detached property to the west at 'The Waldrons' and 'Woodbury' to the east on Furnace Wood Road.

The proposed house extension is located at a distance from both properties and would not cause significant harm to the immediate neighbours, which are well screened by boundary hedges and vegetation. Given the modest nature of the outbuilding proposal, it is considered that this proposal also would not cause significant harm to the amenities of the neighbours.

The proposal accords with the requirements of the more up to date Policy DP26 of the District Plan, Policy CDNP04.1 of the Crawley Down Neighbourhood Plan and the relevant principles of the Design Guide.

Parking provision

The proposal will increase the number of bedrooms in the house from four to five. For a 4+ bed property located in Crawley Down the West Sussex County Council Guidance on Parking recommend 2.7 spaces should be provided.

The existing double garage and the frontage parking arrangements will not be affected by the extensions. There is sufficient hardstanding space for at least 3-4 cars to park and turn, as well as two garage spaces, shown to be maintained on the submitted plans. The on site parking provision will accord with the requirements of the West Sussex County Council Guidance, the aims of District Plan Policy DP21 and Policy CDNP04.3 of the Neighbourhood Plan.

Impact upon trees

Guidance is provided in the new NPPF at N3: Trees in new development. This recognises the benefits that trees can provide for biodiversity, climate change mitigation and adaptation, and the character and quality of the environment. It requires that development proposals should make provision for the long term maintenance of existing trees which form part of the development, At paragraph 1(c).

With regards to the impact of the development upon the surrounding trees and hedges the relevant District Plan Policy is DP37.

The Arboricultural Impact Assessment, Protection Plan and Method Statement concludes that no tree removals are required to facilitate the proposals and that the proposed development will not have adverse impacts on the long-term vitality of the retained trees, providing the methodology set out in the document is followed.

The Tree Officer has reviewed the submitted plans and information and her comments are reported above. She has recommended a planning condition to require adherence to the Arboricultural Impact Assessment, Protection Plan and Method Statement.

With this recommended condition attached to the approval it is considered that the proposal will accord with the aims of District Plan Policy DP37.

Other matters

In their comments the Parish Council have requested that Mid Sussex District Council is satisfied that the proposed garage conversion and annex remain ancillary to the main dwelling, in accordance with Crawley Down Neighbourhood Plan Policy CDNP04.1.

The accommodation within the outbuilding, as annotated on the submitted floor plans, is clearly for ancillary use to the main dwelling and the garage is shown to be retained as such. This has been confirmed by the applicant's agent. The future use of the new outbuilding and the existing garage can be controlled by suitably worded planning conditions to limit their use accordingly. This will address the Parish Council's concerns.

Given the overall scale and siting of the proposed development within an established residential curtilage, the proposed private use for the occupants and the siting of the development within an established residential unit, surrounded by other dwellings, it is considered that the development will not create a harmful impact upon the rural setting of the property or the wider landscape.

The proposal will therefore accord with District Plan Policy DP12 and Policy CDNP08 of the Crawley Down Neighbourhood Plan.

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 proposed front extensions to the house will increase the bedrooms from 4 to 5. It is considered that the form, scale and position of the proposed house extensions and the outbuilding addition will not adversely affect the character and appearance of the property within the street scene of Furnace Wood Road, and will accord with Policy DP26 of the Mid Sussex District Plan, the aims of Policy CDNP04.1 of the Crawley Down Neighbourhood Plan and with the relevant Design Guide principle.

It is considered that the extensions and new outbuilding addition will not cause significant harm to the neighbouring amenities. The proposal accords with the aims of District Plan Policy DP26 and the relevant principles of the Design Guide.

The available on site parking provision will accord with the requirements of the West Sussex County Council Guidance. The proposal will therefore accord with District Plan Policy DP21 and the aims of Policy CDNP04.3 of the Neighbourhood Plan.

With a planning condition to require that the works accord with the Arboricultural Impact Assessment, Protection Plan and Method Statement the development will accord with the aims of District Plan Policy DP37.

Consequently this application is recommended for approval.

Decision: Permission

Case Officer: Anna Tidey