

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0295	Case Officer:	Andrew Watt
Application Type:	Householder Application		
Proposal:	Proposed rear ground floor extension, internal alterations, existing barn alterations and all associated works		
Site:	Rowfant Mill Cottage, Old Hollow, Copthorne, Crawley, West Sussex, RH10 4TB, ,		
Validation Date	25 Mar 2025	Overall Expiry Date:	19 Dec 2025
Pre-Commencement Conditions Required:	Yes	Pre-Com Conditions Date Agreed:	23 Jan 2026
Recommendation:	Permission	Recommendation Date:	23 Jan 2026
Target Date:	20 May 2025	Recommending Officer Signature:	Andrew Watt

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
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Signed and Agreed By:	Stephen Ashdown	Date:	23 Jan 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0295

**Rowfant Mill Cottage, Old Hollow, Copthorne, Crawley, West Sussex, RH10 4TB,
Proposed rear ground floor extension, internal alterations, existing barn alterations and all
associated works
Heather Hutchins**

SUMMARY OF REPRESENTATIONS

1 letter of comment to amended plans:

- Would oppose any access through the side door, which is believed to be blocked off due to internal staircase and any excavation along this wall - otherwise no objections with any of the house and barn improvements.

SUMMARY OF CONSULTEES

MSDC Conservation Officer

No objection, subject to conditions.

MSDC Drainage Engineer

No objection.

TOWN / PARISH COUNCIL OBSERVATIONS

Defer to Officer.

INTRODUCTION

Full planning permission is sought - in conjunction with listed building consent - for a proposed rear ground floor extension, internal alterations, existing barn alterations and all associated works.

RELEVANT PLANNING HISTORY

In May 2022, listed building consent was granted for replacement front and back doors (DM/22/0936).

An application for listed building consent for a proposed rear ground floor extension, internal alterations, existing barn alterations and all associated works is pending determination (DM/25/0294).

SITE AND SURROUNDINGS

Rowfant Mill Cottage is a 2-storey detached dwelling dating from the 18th century, located within a group of buildings set opposite a mill pond via an access track off Old Hollow to the south of Copthorne. It is a Grade II listed building, and Rowfant Mill adjacent to the south is also Grade II listed.

The property is set within a large plot set below the level of the mill pond and behind the semi-detached Mill Studio and Lake Cottage, with woodland and trees to the east and north. The property is notable for its white painted horizontal weatherboarding and brick elevations, with clay tiled catslide roof at the rear and lean-to side extension with flat roofed extension behind, plus a modern UPVC conservatory and attached porch at the rear. There is a separate detached barn to the south-west, dating from the late 19th century, with brick elevations and dual-pitched tiled roof, outward-opening timber doors to the front and first floor windows to both front and rear gable ends. Within the middle of the garden is a small

outbuilding dating from the 1920s and attached post-1933 WC building, both in a state of disrepair, with the former's roof currently missing.

The site is located within the countryside and lies within Flood Zone 2 and an area of surface water flood risk. It is designated as a Great Crested Newt - Impact Risk Zone (Red). A Public Right of Way (PROW) runs immediately to the front.

APPLICATION DETAILS

Full planning permission is sought - in conjunction with listed building consent - for a proposed rear ground floor extension, internal alterations, existing barn alterations and all associated works.

In detail, the existing modern conservatory and attached porch to the rear will be removed and replaced with a new flat-roofed, single-storey rear extension. This will measure approximately 7.25m in width by 2.44m in depth to a maximum height of 3.0m above the adjacent ground level. The extension will be glazed on all three sides, with outward opening double doors positioned centrally on the rear elevation and two large rooflights installed. Materials will be matching brickwork, fibreglass roof, aluminium framed windows, rooflights and patio doors, timber framed side door, and black UPVC downpipe, gutters and fascias to match existing.

Externally the side (east-facing) ground floor window to the flat-roofed kitchen extension will be replaced with a new timber door, which will be re-used from the existing rear elevation, and a smaller window. The two rear (north-facing) kitchen windows will also be removed, to open up the external north-facing wall to allow internal access to the new rear extension by forming an enlarged kitchen/dining room.

Internally, the (originally external) stair window (currently opening out to the conservatory) will be bricked up. The door from the hall to the kitchen will also be bricked up. On the first floor, a new bath will be installed on a raised platform.

New patio doors and sidelights will be installed to the rear elevation of the barn to the south-west of the main house. Internally a new mezzanine will be formed. The ground floor will be divided into a front store (accessed via the existing doors) with original brick floor left revealed in situ, plus playroom, shower room and L-shaped staircase to the rear. Above will be a long, narrow space, lit by existing gabled windows front and rear.

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 Mid Sussex District Plan, Site Allocations Development Plan Document (DPD) and the Copthorne Neighbourhood Plan.

National policy (which is contained in the National Planning Policy Framework and National Planning Practice Guidance) does not form part of the development plan, but is an important material consideration.

Mid Sussex District Plan (Mar 2018)

The Mid Sussex District Plan 2014-2031 was adopted at Full Council on 28 March 2018.

Relevant policies:

Policy DP12: Protection and Enhancement of Countryside
Policy DP26: Character and Design
Policy DP34: Listed Buildings and Other Heritage Assets
Policy DP38: Biodiversity
Policy DP41: Flood Risk and Drainage

Site Allocations DPD

The SADPD was adopted on 29 June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

There are no relevant policies.

Copthorne Neighbourhood Plan (Jun 2021)

Mid Sussex District Council formally 'made' the Copthorne Neighbourhood Plan part of the Local Development Plan for the Neighbourhood Plan area of Copthorne as of 29 September 2021. The policies contained therein carry full weight as part of the Development Plan for planning decisions within the Copthorne Neighbourhood Plan area.

Relevant policies:

Policy CNP1: General Development Requirements

Policy CNP9: CA2: Agricultural Belt

Other Legislation

Countryside and Rights of Way (CROW) Act 2000

Planning (Listed Buildings and Conservation Areas) Act 1990

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 31 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:

DPS4: Flood Risk and Sustainable Drainage

DPN1: Biodiversity, Geodiversity and Nature Recovery

DPN2: Biodiversity Net Gain

DPC1: Protection and Enhancement of the Countryside

DPB1: Character and Design

DPB2: Listed Buildings and Other Heritage Assets

Mid Sussex Design Guide Supplementary Planning Document (Nov 2020)

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 4 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.

Relevant design principles include:

Principle DG11: Respond to the existing townscape, heritage assets and historic landscape

Principle DG49: General principles for extensions

Principle DG51: Rear extensions

National Planning Policy Framework (NPPF) (Dec 2024)

The National Planning Policy Framework (NPPF) 2024 is also a material consideration and paragraphs 8 (overarching objectives), 11 (presumption in favour of sustainable development), 12 (status of development plan), 39 (decision-making), 48 (determining applications), 56 and 57 (planning conditions), 131 and 135 (design), 181, 182 (flood risk), 187 (conserving and enhancing the natural environment), 193 (biodiversity and ancient woodland) and 202-221 (heritage assets) are considered to be relevant to this application.

National Planning Practice Guidance

National Design Guide

Published in 2021, the National Design Guide illustrates how the government considers well-designed places that are beautiful, healthy, greener, enduring and successful can be achieved in practice.

Paragraph 134 of the NPPF sets out that this national document, along with the National Model Design Code, should be used to guide decisions on application in the absence of locally design guides or design codes.

ASSESSMENT

Design and visual impact on the character and appearance of the area

Policy DP12 of the Mid Sussex District Plan seeks to protect the countryside and permits development provided it maintains or enhances the quality of the rural and landscape character of the District.

The application is supported by Policy DP26 of the Mid Sussex District Plan, which aims to ensure that all development is well designed and reflects the distinctive character of towns and villages while being sensitive to the countryside.

Policy CNP1 of the Copthorne Neighbourhood Plan supports proposals that sustain or reinforce the positive aspects that make up the individual character and distinctiveness of each Character Area in the Parish in which they sit, which Policy CNP9 defines as Agricultural Belt.

The proposed extension is considered to be of an appropriate scale and design in relation to the existing property and the new doors and windows to the rear of the barn are also considered acceptable.

Accordingly, it is considered that the proposal would comply with Policy DP26 of the Mid Sussex District Plan, Policies CNP1 and CNP9 of the Neighbourhood Plan and the Mid Sussex Design Guide SPD.

Impact on the character and appearance of the Listed Building and on the setting of the Listed Buildings at Rowfant Mill

The site is designated as a heritage asset, a Grade II listed building. Rowfant Mill, immediately to the south, is also Grade II listed.

Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

Policy DP34 of the Mid Sussex District Plan requires development to protect listed buildings and their settings. Design Principle 11 of the Mid Sussex Design Guide SPD seeks to ensure that heritage assets are enhanced and preserved where appropriate.

Paragraphs 207, 208, 210, 212 and 215 of the NPPF are also relevant, noting that great weight should be given to the asset's conservation, and that Local Planning Authorities should take account the desirability of sustaining and enhancing the significance of heritage assets. Paragraph 215 in particular advises that:

"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."

A Structural Inspection Report confirms that while the barn is structurally in good overall condition, various minor defects require attention, and to upgrade the building to habitable space, a damp-proof membrane and interior insulation will be required, the roof can be strengthened and insulated internally without the need to replace the timber rafters and the brick floor can be retained and protected, with an insulated floating floor. Such details have been confirmed by way of updated plans.

Following extensive negotiations, the Council's Conservation Officer has concluded that the proposed works are acceptable in preserving or enhancing the special character of the listed building and curtilage listed barn, subject to the imposition of detailed conditions. The works would not adversely affect the setting of the adjacent listed building.

Accordingly, the scheme would comply with Policy DP34 of the Mid Sussex District Plan and paragraph 210 of the NPPF.

Impact on neighbouring amenity

Policy DP26 of the Mid Sussex District Plan seeks to ensure that development does not cause significant harm to the amenities of existing nearby residents and future occupants.

Although the Mid Sussex District Plan seeks to ensure that development does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, the Copthorne Neighbourhood Plan seeks to ensure that development does not cause unacceptable harm to the amenities of existing nearby residents and future occupants. As this is the later development plan document to be adopted, the Copthorne Neighbourhood Plan takes precedence.

The main properties affected by the proposal would be Rowfant Mill, Mill Studio and Lake Cottage. Rowfant Mill has been heavily extended to the rear with 2 further outbuildings. There is a distance of approximately 25m between the proposed extension and the nearest point of this dwelling. However, due to the very modest depth of the extension, allied with its flat-roofed single-storey height and distance between the properties, it would not result in any overbearing impact. In any event, the existing conservatory is located in a very similar position to the new extension, and both have side glazing. Therefore it is not considered that there will be any loss of privacy to this neighbouring property.

The alterations to the barn are largely internal, save for the new door and windows, which are both to the rear. Although the barn is located closer to Mill Studio and Lake Cottage than Rowfant Mill (approximately 7m at its minimum, separated by a drive/access/parking area), there would be no changes made, other than utilising the upper floor. While this front-facing window is not presently in use as such, it does not need to be obscure glazed or non-openable as there are no rear-facing windows to Mill Studio and Lake Cottage. There would be a distance of approximately 14m from this window to some ground floor windows of Rowfant Mill; however, this is a very oblique relationship and these windows are effectively to the front of the property facing out onto the main yard/driveway/access/parking area which the barn and Mill Studio and Lake Cottage directly adjoin. The usage of the barn will be incidental to the use of the main house, as secured through condition.

The neighbouring occupant has made comments relating to usage of the side door of the barn, as this (inward opening) door would, if opened, provide access beyond the site boundary straight onto the

neighbouring property's land. While this door is not currently in use, given the likely more intensive use of this barn, it is again considered prudent to impose a condition to prevent this door from being openable, and the existing ground floor window adjacent being non-openable and obscure glazed.

Accordingly, the scheme would comply with Policy CNP1 of the Copthorne Neighbourhood Plan.

Flood Risk and Drainage

Policy DP41 of the Mid Sussex District Plan states:

'Proposals for development will need to follow a sequential risk-based approach, ensure development is safe across its lifetime and not increase the risk of flooding elsewhere. The District Council's Strategic Flood Risk Assessment (SFRA) should be used to identify areas at present and future flood risk from a range of sources including fluvial (rivers and streams), surface water (pluvial), groundwater, infrastructure and reservoirs.

Particular attention will be paid to those areas of the District that have experienced flooding in the past and proposals for development should seek to reduce the risk of flooding by achieving a reduction from existing run-off rates.

Sustainable Drainage Systems (SuDS) should be implemented in all new developments of 10 dwellings or more, or equivalent non-residential or mixed development unless demonstrated to be inappropriate, to avoid any increase in flood risk and protect surface and ground water quality. Arrangements for the long term maintenance and management of SuDS should also be identified.

For the redevelopment of brownfield sites, any surface water draining to the foul sewer must be disconnected and managed through SuDS following the remediation of any previously contaminated land.

SuDS should be sensitively designed and located to promote improved biodiversity, an enhanced landscape and good quality spaces that improve public amenities in the area, where possible.

The preferred hierarchy of managing surface water drainage from any development is:

- 1. Infiltration Measures*
- 2. Attenuation and discharge to watercourses; and if these cannot be met,*
- 3. Discharge to surface water only sewers.*

Land that is considered to be required for current and future flood management will be safeguarded from development and proposals will have regard to relevant flood risk plans and strategies.'

The Council's Drainage consultant has reviewed the Flood Risk Assessment and raised no objection on flood risk grounds, subject to the mitigation measures being implemented. Any amendments to the drainage on site can be managed via the Building Regulations.

As such, the proposal would comply with Policy DP41 of the Mid Sussex District 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.

Other matters

The site is located within a designated Great Crested Newt - Impact Risk Zone (Red). However, having regard to the nature of the application, it is unlikely to have an impact on newts and accordingly there would be no conflict with the above legislation, policy and guidance.

PLANNING BALANCE AND CONCLUSION

The proposed rear extension is considered to be of an appropriate scale and design in relation to the existing property, with no harm to the landscape character of this rural location. The proposed works as a whole are also acceptable in preserving or enhancing the special character of the listed building and curtilage listed barn, and would not adversely affect the setting of the adjacent listed building. The proposals would not cause significant detriment to surrounding residents, or increase flood risk in the area. There would be no harm to biodiversity. Accordingly it is considered that the proposed development would comply with Policies DP12, DP26, DP34, DP38 and DP41 of the Mid Sussex District Plan, Policies CNP1 and CNP9 of the Copthorne Neighbourhood Plan, the Mid Sussex Design Guide SPD and the NPPF and is therefore considered acceptable.

Decision: Permission

Case Officer: Andrew Watt