

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/3157	Case Officer:	Andrew Horrell
Application Type:	Householder Application		
Proposal:	Proposed front two storey extension, new porch, proposed side two storey extension, proposed new roof with gable ends and rear dormer, solar panels and roof windows, and internal alterations and ashp in rear terrace area.		
Site:	Russets, Sandy Lane, East Grinstead, West Sussex, RH19 3LP, , ,		
Validation Date	10 Dec 2025	Overall Expiry Date:	1 Jan 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	27 Jan 2026
Target Date:	4 Feb 2026	Recommending Officer Signature:	Andrew Horrell

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
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Signed and Agreed By:	Stephen Ashdown	Date:	27 Jan 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/3157

**Russets, Sandy Lane, East Grinstead, West Sussex, RH19 3LP, ,
Proposed front two storey extension, new porch, proposed side two storey extension, proposed new roof with gable ends and rear dormer, solar panels and roof windows, and internal alterations and ashp in rear terrace area.
Mr Alex Mason**

SUMMARY OF REPRESENTATIONS

Representation was received from neighbouring Greenways who requested the second-floor dormer window is obscure glazed.

SUMMARY OF CONSULTEE COMMENTS

West Sussex Naturespace: No comment

TOWN COUNCIL OBSERVATIONS

No comment

INTRODUCTION

Planning permission is sought for a two storey front extension, new porch, proposed side two storey extension, proposed new roof with gable ends and rear dormer with associated solar panels and roof windows, and internal alterations including an air source heat pump in rear terrace area.

RELEVANT PLANNING HISTORY

None relevant

SITE AND SURROUNDINGS

Russets is a two storey hipped roofed detached dwelling. The walls are a mix of hanging tiles and face brickwork, upvc doors and windows. There is a detached flat roofed garage to the side/rear of the property.

To the north of the site is the long rear garden with hedging to neighbour in Stoneleigh Close beyond, to the south of the site is the long driveway to highway, to the west of the site is the set forward Greenways and to the east is the set forward Suffolks.

The site is within the built-up area of East Grinstead.

APPLICATION DETAILS

The proposed two storey front extension approximately measures 4m in depth, 11.65m in maximum width with a height to eaves of 5.1m and an overall height of 9.2m. This serves a lounge, entry foyer and dining room/ office on the ground floor and bedroom 2, study/ lobby and master bedroom on the first floor.

The front bay windows each measure 0.7m in depth, 2.3m in width with a height to eaves of 2.55m and an overall height of 2.9m.

The proposed two storey side extension approximately measures 6m in depth, 1.9m in width, with a height to eaves of 5.1m and an overall height of 9.2m. This serves a kitchen on the ground floor and an en-suite and dressing room to the master bedroom on the first floor with the en-suite served by an obscure glazed window which will be conditioned.

The proposed roof enlargement to the western side alters the existing from a hipped to gabled roof with the two storey side extension having a matching gabled roof.

The proposed open front porch approximately measures 1.2m in depth, 3.34m in width with a height to eaves of 2.45m and an overall height of 3.85m.

The proposed rear pitched roofed dormer approximately measures 3.9m in depth, 3m in width with a height to eaves of 1.9m and an overall height of 2.9m. The rear rooflights approximately measures 0.9m by 1m each. These serve a playroom, guestroom, shower room and lobby within the loft.

Internal alterations include the kitchen changed to a living room, the dining room changed to a utility room and cloak room and the living room changed to family room on the ground floor and on the first floor the rear bathroom changed to bedroom 3, bedroom 4 altered to the hallway, bedroom 1 in part altered to a dressing room for the master bedroom and bedroom 3 altered to an en-suite and shower room serving bedroom 2 and an airing cupboard.

External alterations include two solar panels to the front elevation which measure some 3m by 2m and a front rooflight which measures some 1m by 1m. The proposed ASHP is to the side/rear of the property on the western boundary measuring 1m by 0.5m.

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, the Sites Allocations Development Plan Document (DPD) and the 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)

WSCC Guidance on Parking at New Developments - September 2020

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

East Grinstead Neighbourhood Plan (made November 2016)

Relevant policies:

EG3 (Promoting Good Design)

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 stage 1 hearings were concluded on the 31st October 2024. There are unresolved objections to some of the Policies in the draft District Plan. 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:

DPB1 - Character and Design

DPT4 - Parking and Electric Vehicle Charging Infrastructure

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. Paragraphs 8, 11, 131 and 135 are considered to be relevant to this application.

ASSESSMENT

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."*

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'.

Principle DG50 of the Mid Sussex Design Guide relates specifically to front and side extensions and states:

'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.

Where front extensions are considered acceptable, they should normally be limited to a modest single storey or porch-type extension that reflect the character of the existing property.

'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'

The streetscene is characterised by large detached dwellings with extensions, including a two-storey side and front extension at neighbouring Greenways (DM/22/1251) and large detached replacement dwellings at Fairmile (12/00459/FUL).

The front and side enlargements create a dwelling which is not out of keeping with the streetscene. The front porch and front bay windows are in character with the surrounding dwellings. It is not considered overdevelopment, as it is within a large plot and it does not overwhelm the existing detached dwelling.

With reference to roof enlargements specifically, principle DG52 of the Mid Sussex Design Guide SPD in part 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.'

This principle also includes reference to further dormer window guidance in Chapter 6 of the Design Guide under sections 6.3.5 to 6.3.7 which state:

'6.3.5 While dormer windows can sometimes be prominent features in the streetscene, care needs to be taken with their design, proportions and position on the roof. The choice of design should be informed by the character and appearance of the local vernacular.'

6.3.6 Dormer windows should be visually subordinate to the roof slope, enabling a large proportion of the main roof to remain visible. Excessively wide dormers are likely to look unsatisfactory as they will often be out of proportion with the existing roof.'

6.3.7 Dormer windows should normally be positioned below the ridge-line, and above the eaves line'.

The rear dormer and rooflights to the front and rear elevations do not dominate the roofslope and are of a character outlined by the MSDC design guide.

Therefore, the proposal is considered to be in character with the existing dwelling and complies with policy DP26 of the Mid Sussex District Plan, policy EG3 of the East Grinstead Neighbourhood Plan, principles DG49, DG50 and DG52 of the Mid Sussex Design Guide SPD and the relevant paragraphs of the NPPF.

Parking Provision

As the dwelling is to increase from a 3 to 5 bedroom dwelling, parking standards should be assessed.

East Grinstead Neighbourhood Plan contains Policy EG12 which is relevant in the determination of this application, which states:

'Policy EG12 - Car Parking

Planning permission will only be granted where vehicle-parking provision, including cycle parking, is in accordance with West Sussex County Council adopted parking standards and it does not dominate the street scene. In exceptional circumstances, a departure from the adopted standards will be supported if the applicant can demonstrate specific local circumstances require a different level of parking provision, including as a result of the development site's accessibility to public transport, shops and services, highway safety concerns and local on-street parking problems. For this to be accepted a Transport Assessment will be required together with a set of proposals to justify this alternative provision'.

Principle DG19 of the Mid Sussex Design Guide which whilst related to new development layout states:

'Off-street parking in front of houses should normally be avoided. This is likely to result in environments dominated by hard surfaces and generates greater face to face building distances leading to weaker

street enclosure unless combined with taller building frontages'. Whilst the proposed does not particularly comply with this principle, the principle relates primarily with new developments in which the parking and garaging arrangements can be controlled'.

The drawings outline that the proposed dwelling will be served by three bedrooms.

West Sussex County Council Guidance on Parking sets out the maximum parking standards for residential houses. For a 5-bed property in this location in East Grinstead 2.5 spaces should be provided.

There is parking to the front of the existing dwelling for at least 3 cars.

Therefore, the proposal will accord with the WSCC parking standard requirements for a 3-bed house in this part of East Grinstead and the proposal complies within the above-mentioned part of policy DP21 of the Mid Sussex District Plan, policy EG12 of the East Grinstead Neighbourhood Plan and the West Sussex County Council Parking Standards Guidance.

Neighbouring Amenities

In terms of impact on neighbouring amenities, Policy DP26 of the District Plan states that it must be demonstrated that any 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.

The threshold for the related policy within the East Grinstead neighbourhood Plan EG3 states:

'The layout of the proposed development respects the topography and character of the site, protects important landscape features and does not harm adjoining amenity'.

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. Consequently, policy DP26 of the Mid Sussex District Plan 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.

In terms of light and outlook, the affected first floor side window at set forward Greenways using DM/22/1251 serves a dressing room, and therefore as a non-habitable room, the level of harm is not considered significant.

In terms of adjacent Suffolks, using 07/00130/FUL, there is a ground floor kitchen side window and hallway window and on the first floor there are side windows serve landing and bathroom.

In terms of the ground floor window, the most affected window serves the kitchen. Whilst there will be an increased impact on light to this side window, it is not the sole window to this room as it has sliding doors to the rear elevation. As solely a kitchen rather than a combined kitchen/dining room, the room is therefore considered a non-habitable room and therefore significant harm is not considered to be caused.

In terms of the first-floor windows, as non-habitable rooms, the level of harm is not considered significant.

In terms of overlooking, the windows to the front and rear elevations are no more harmful than the existing dwelling. There is a first-floor side window serving a dressing room, this is shown on the plans to be obscure glazed below 1.7m from floor level, this will be formalised by condition to protect the neighbouring amenities at Suffolks.

It is noted the neighbours suggest that the rear window within the dormer serving a bathroom is formally conditioned to be obscure glazed, whilst this is not shown on the plans to be obscure glazed, as serving

a bathroom it is presumed that it will be fitted with obscure glazed windows to protect privacy of the occupants. As the window does not cause direct overlooking towards neighbouring dwellings it is not felt necessary to condition that the window is obscure glazed as it would not meet the requirement of paragraph 57 of the NPPF which outlines that 'Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects'.

Therefore, the level of harm in terms of neighbouring amenities is not considered significant and the proposal is deemed to comply with policy DP26 of the Mid Sussex District Plan and policy EG3 of the East Grinstead 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.

CONCLUSION

The proposal is considered to be of an appropriate design, size and scale that is in keeping with the existing dwelling and will not cause harm to the surrounding area. The level of harm to neighbouring amenities is not deemed significant and allows for sufficient off street parking provision.

In conclusion, the proposal is considered to be appropriate in terms of design, size, and scale to the dwellinghouse and locality and would not cause significant harm to the amenities of neighbouring properties. Therefore, the proposal complies with Mid Sussex District Plan policies DP21 and DP26 and policies EG3 and EG12 of the East Grinstead Neighbourhood Plan, the Mid Sussex Design Guide SPD, West Sussex Parking standards guidance as well as the relevant provisions of the NPPF. The application therefore accords with the Development Plan and is considered acceptable.

Decision: Permission

Case Officer: Andrew Horrell