

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1763	Case Officer:	Tracie Axford
Application Type:	Householder Application		
Proposal:	Single storey rear kitchen extension.		
Site:	Woodlands, Paddockhurst Road, Turners Hill, Crawley, West Sussex, RH10 4SE, ,		
Validation Date	13 Aug 2025	Overall Expiry Date:	5 Sep 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	7 Oct 2025
Target Date:	8 Oct 2025	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>Stephen Ashdown</i>	Date:	8 Oct 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1763

**Woodlands, Paddockhurst Road, Turners Hill, Crawley, West Sussex, RH10 4SE,
Single storey rear kitchen extension.
Mr T Bennett**

SUMMARY OF REPRESENTATIONS

None received

SUMMARY OF CONSULTEES

Southern Water has no objections to the proposal

TOWN/PARISH COUNCIL OBSERVATIONS

Turners Hill Parish Council raised no objections to this application.

INTRODUCTION

The application seeks planning permission for a single storey rear extension.

RELEVANT PLANNING HISTORY

DM/18/0852 - Erection of shed to replace existing. Granted

DM/17/5163 - Proposed first floor extension and associated alterations. Granted

SITE AND SURROUNDINGS

Woodlands is a detached bungalow located off the northern side of Paddockhurst Road, within the Countryside and the High Weald Area of Outstanding Natural Beauty. The application property is an "L" plot with private vehicular access that extends along the eastern side of Lady Wood and then across the rear of this neighbour and Forest View. The application dwelling is located to the north-west corner of the property.

APPLICATION DETAILS

The proposed extension will have a width of circa 4.6 metres and extend 1 metre from the rear of the property and will provide an increased internal kitchen space. This extension will adjoin an existing extension which was added previously under planning ref DM/17/5163 to accommodate the staircase leading to the first floor. Externally the extension will have plain roof tiles to match the existing roof, timber fascias and black rainwater goods. The wall will be rendered to match the existing building and a grey aluminium window will be added. In the roof, two rooflights are proposed to let in light.

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 Turners Hill 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

DP16 - High Weald Area of Outstanding Natural Beauty

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.

Turners Hill Neighbourhood Plan

THP - Countryside Protection

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 the 31st 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:

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.

Other Planning Guidance

High Weald AONB Management Plan 2014-2019

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
- Impact on neighbouring properties
- Impact on AONB
- Biodiversity Net Gain

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."*

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.'*

In terms of rear extensions, principle DG51 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 THP8 of the Turners Hill Neighbourhood Plan states:

"Outside the Built up Area Boundary, priority will be given to protecting and enhancing the countryside from inappropriate development. A proposal for development will only be permitted where:

- o It is allocated for development in Policy THP1 or would be in accordance with Policies THP7 and THP14 of this Plan or other relevant planning policies applying to the area; and:*
- o It must not have a detrimental impact on, and would enhance, areas of substantial landscape value or sensitivity, and*
- o It must not have an adverse impact on the landscape setting of Turners Hill and*
- o It must maintain the distinctive views of the surrounding countryside from public vantage points within, and adjacent to, the built up area; and*

- o *Within the High Weald Area of Outstanding Natural Beauty it must conserve and enhance the natural beauty and would have regard to the High Weald AONB Management Plan.*
- o *It is essential to meet specific necessary utility infrastructure needs and no alternative feasible site is available.*

Our Strategic Gaps are identified in MSDC Local Plan policy C2 and the High Weald Area of Outstanding Natural Beauty by Local Plan policy C4.

Policies in the emerging District Plan will provide protection and enhancement in relation to trees, woodland and hedgerows as well as biodiversity."

The proposed extension is small in nature and will extend no further than the existing rear elevation of the property. The materials proposed will match the existing building.

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 THP8 of the Turners Hill Neighbourhood Plan and the relevant principles of the Mid Sussex Design Guide SPD.

Impact on 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);'*

There is significant separation distance between the property and the neighbouring properties. The extension proposed is at the rear of the property which backs onto woodland and will therefore not result in any impact to neighbouring amenities.

Therefore, in terms of neighbouring amenities, the proposal is deemed to comply with DP26 of the Mid Sussex District Plan.

Impact on AONB

Paragraph 189 of the NPPF states that " Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues.". A similar ethos is found within The High Weald Area of Outstanding Natural Beauty Management Plan and Policy DP16 of the Mid Sussex District Plan, requiring proposals to conserve and enhance the AONB.

The proposal is minimal in size and will not extend further than the existing rear elevation of the property. In terms of design, it will match the existing building. It is therefore considered that the proposal will not have any impact on the AONB and complies with policy DP16 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.

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 DP12, DP16 and DP26 of the Mid Sussex District Plan, Policy THP8 of the Turners Hill Neighbourhood Plan, principles DG49 and 51 of the Mid Sussex Design Guide and the relevant paragraphs of the NPPF and is considered acceptable.

Decision: Permission

Case Officer: Tracie Axford