

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1147	Case Officer:	Tracie Axford
Application Type:	Householder Application		
Proposal:	Single storey rear extension		
Site:	7 Hornbeam Place, Crawley Down, Crawley, West Sussex, RH10 4AQ, , ,		
Validation Date	6 May 2026	Overall Expiry Date:	1 Jun 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	1 Jul 2026
Target Date:	1 Jul 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>Joanne Fisher</i>	Date:	1 Jul 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1147

**7 Hornbeam Place, Crawley Down, Crawley, West Sussex, RH10 4AQ, ,
Single storey rear extension
Mr And Mrs Knox**

SUMMARY OF REPRESENTATIONS

None received

SUMMARY OF CONSULTEES

Southern Water - No objections

PARISH COUNCIL OBSERVATIONS

Worth Parish Council supports the proposal for a single storey rear extension, subject to the submission and approval of a Construction Management Plan. This should consider the amenity of neighbouring properties, including appropriate restrictions on hours of work, delivery times, and contractor parking, to minimise disruption during the construction period.

INTRODUCTION

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

RELEVANT PLANNING HISTORY

None.

SITE AND SURROUNDINGS

7 Hornbeam Place, Crawley Down is a detached two storey dwellinghouse located on the northern side of the highway. The western side of the site borders No. 5 Hornbeam Place, and a drive serving the application site and a single garage lies to the eastern (side) elevation with the rear of the application site backing onto Nos. 16 and 18 Acorn Avenue. The property lies within the built-up area boundary of Crawley Down.

Externally, the property has bare red brick walls, a pitched tiled roof with two front facing gable ends and white uPVC fenestration.

APPLICATION DETAILS

The application seeks planning permission for a single storey rear extension. It will measure 3.7 metres wide and project 5 metres in length from the rear elevation. It will be positioned on the western side of the property along the boundary with the garage and driveway of no. 5 Hornbeam Place.

External materials are proposed to match the existing dwelling. The extension will have a dual pitched roof with 4 velux windows. The extension will have a maximum height of 3.7 metres.

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:
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.

Crawley Down Neighbourhood Plan

Crawley Down Neighbourhood Plan made in 2016.

Relevant Policy:
Policy CDNP04.1 Building extensions

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)

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 amenities
- 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."

Policy CDNP04.1 of the Crawley Down Neighbourhood Plan deals with Building Extensions and states: *'Building extensions will be permitted provided they are in accordance with the Neighbourhood Plan and meet the following criteria:*

- a) *The scale, height, and form of the extension should be subservient to the existing building, and should be in character with the street scene. Where appropriate, special regard should be had to sustaining and enhancing the setting and features of heritage assets and the Areas of Townscape Character.*
- b) *The traditional boundary treatment of an area is retained and where feasible reinforced.*
- c) *Suitable access and on- site parking is provided without detriment to neighbouring properties.*
- d) *Amenities such as access, noise, privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.*
- e) *Gaps which provide views out of the village to surrounding countryside are maintained.*
- f) *Materials are compatible with materials of existing/surrounding buildings.'*

Principle DG49 of the MSDC Design Guide establishes design principles for extensions to dwellings and 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. Extensions should typically use simple, uncomplicated building forms to complement 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. Extensions should not result in a significant loss to the private amenity area of the dwelling.'

Principle DG51 of the MSDC Design Guide establishes design principles for rear extensions to dwellings and states that:

'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.'

The rear ground floor single-storey extension would occupy a modest footprint and would be constructed using materials to match the existing dwelling. Its scale, design and appearance are considered to be in keeping with the host dwelling and would result in a sympathetic addition that respects its character. As the extension would not be visible from the public domain, it is not considered that the proposal would be harmful to the street scene or the character of the area.

Therefore, in terms of design and character, the proposal is deemed to comply with and DP26 of the Mid Sussex District Plan.

Impact on neighbouring amenities

In terms of impact upon neighbouring amenities Policy CDNP04.1 states that proposals should "safeguard" adjoining neighbours amenity whereas policy DP26 of the MSDP states that development should 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. There is therefore some conflict between the District Plan and Neighbourhood Plan in this respect.

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. As such, policy DP26 of the MSDP 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.

The proposed extension would be positioned to the rear of the dwelling and along the western boundary with No. 5 Hornbeam Place. However, the shared boundary is adjacent to the neighbouring property's garage and driveway, rather than habitable room windows or principal private amenity space. As such, whilst the extension would be constructed close to the boundary, the relationship with the neighbouring property significantly reduces the potential for adverse amenity impacts.

The extension would be single storey in form, with a maximum height of approximately 3.7 metres, and would occupy a relatively modest footprint. Given its scale and siting, it is not considered that the proposal would result in an overbearing form of development or an unreasonable loss of outlook when viewed from neighbouring properties. Furthermore, the separation provided by the neighbouring garage and driveway would limit any sense of enclosure.

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

Other matters

The Parish Council has requested a Construction Management Plan as part of the permission to consider the amenity of neighbouring properties, including appropriate restrictions on hours of work, delivery times, and contractor parking, to minimise disruption during the construction period. Due to the nature of the proposal as a householder extension and the scale of the development, it is not considered reasonable to place such a condition on an approval. However, hours of construction, dust and burying of materials are covered by Environmental Legislation and an informative in relation to this can be placed on the decision notice.

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

In conclusion, the proposal is considered to be appropriate in terms of design, size and scale and would not cause significant harm to the amenities of neighbouring properties. Therefore, the proposal complies with DP26 of the Mid Sussex District Plan, policy CDNP04.1 of the Crawley Down Neighbourhood Plan and the relevant paragraphs of the NPPF and is recommended for approval.

Decision: Permission

Case Officer: Tracie Axford

