

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0569	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Demolition of existing attached double garage. Demolition of existing outbuilding. Two storey rear/side extension comprising replacement garage, store and WC with annexe above. First floor extension over existing balcony to extend Master Suite. Second floor and roof extension over balcony to extend loft accommodation.		
Site:	Landfall, Sandhill Lane, Crawley Down, Crawley, West Sussex, RH10 4LE, ,		
Validation Date	4 Mar 2026	Overall Expiry Date:	4 Jun 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	9 Jun 2026
Target Date:	29 Apr 2026	Recommending Officer Signature:	<i>Catherine Cardin</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
--	--	-------------------------------	---

Signed and Agreed By:	<i>Steven King</i>	Date:	10 Jun 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0569

**Landfall, Sandhill Lane, Crawley Down, Crawley, West Sussex, RH10 4LE,
Demolition of existing attached double garage. Demolition of existing outbuilding. Two storey rear/side extension comprising replacement garage, store and WC with annexe above. First floor extension over existing balcony to extend Master Suite. Second floor and roof extension over balcony to extend loft accommodation.**

Alicia Okines

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

PARISH COUNCIL OBSERVATIONS

Defer to Officer.

INTRODUCTION

Planning permission is sought for the demolition of the attached double garage and outbuilding, and the erection of a two-storey rear and side extension incorporating annexe, together with a first-floor extension and the erection of a second-floor roof extension above the existing balcony.

RELEVANT PLANNING HISTORY

14/01786/FUL- Extension of linked single storey garage to create new garage space with storage room off, boot-room and annexe. Permission.

DM/15/1163- Propose to amend condition 3 relating to planning application 04/02741/FUL to regularise the use of the sand school for polo lessons and practice in association with the activities of Sussex Polo Club Ltd. Permission.

DM/17/0695- Change of use to a single residential dwelling house within Use Class C3. Permission.

DM/17/0654- The use of land for the stationing of a mobile home for residential purposes. Permission.

SITE AND SURROUNDINGS

Landfall is a north-facing, detached, two storey dwelling. The property is characterised by red brick, white render, tile hanging, a plain tile roof and upvc windows. The property is 'I' shaped and benefits from an attached flat roof double garage and driveway to the front which accommodates several cars. Land levels drop gently towards the south. Adjacent land to north is raised above site and this aspect is screened by mature trees; various outbuildings including stables characterise the east of the site, with a garden area and fields to the south and southwest.

The application site is outside the built-up area boundary of Crawley Down. Neighbouring properties are located to the north, east and south. The public highway lies to the west.

APPLICATION DETAILS

The proposal seeks planning permission for the demolition of the attached double garage and outbuilding, and the erection of a two-storey rear and side extension incorporating annexe, together with a first-floor extension and the erection of a second-floor roof extension above the existing balcony.

The two-storey rear and side extension, incorporating annexe, would be ancillary to the main dwellinghouse and located on the northeastern side of the dwelling. The extension would measure approximately 5.7 metres in width and 9.5 metres in depth and would be served by a hipped roof with an approximate ridge height of 8.6 metres and eaves height of 5.1 metres. The front (southwest) elevation would include a garage door and 3 no. windows, whilst the side (northwest) elevation would contain two windows. The rear (northeast) elevation would comprise a door and three windows. The side (southeast) elevation would incorporate French doors serving a glass Juliette balcony at first floor level, together with an entrance door to the annexe and associated windows at ground floor level. At ground floor level the extension would provide a garage, store and WC. At first floor level the annexe extension would provide a bedroom, living/dining area, shower room and a lift. The extension would be finished in materials to match those of the existing dwelling.

The extension above the existing balcony would measure approximately 6.7 metres in width and 4.9 metres in depth. The existing roof line would be extended and would be served by a hipped roof with an approximate ridge height of 9.5 metres and eaves height of 5.8 metres. The front (south) elevation would include a dormer window and two further windows. The side (west) elevation would include a dormer window and two further windows.

It is also proposed to construct a new walled enclosure around the oil tank to the eastern side of the proposed side and rear extension. This would measure approximately 2.6 metres in width and 2.9 metres in depth. This would have a maximum height of approximately 1.7 metres and would be finished in facing brickwork to match those of the existing dwelling.

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 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 the Countryside
- DP15 - New Homes in the Countryside
- DP26 - Character and Design
- DP37 - Trees, Woodland and Hedgerows

Site Allocations DPD

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

No relevant policies

Neighbourhood Plan

The Crawley Down Neighbourhood Plan was made on 28 January 2016.

Relevant policies:

- 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:

DPS2 - Sustainable Design and Construction

DPB1 - Character and Design

DPC1 - Protection and Enhancement of the Countryside

DPC3 - New Homes in the Countryside

DPN4 - Trees, Woodland and Hedgerows

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;

- Principle of Development
- Impact on character and appearance of the area
- Neighbouring Amenities
- Impact on Trees
- Biodiversity Net Gain

Principle of Development

This application seeks planning permission for the erection of a self-contained annexe accommodation to be used in association with the main dwellinghouse. As the property is located within the countryside, Policies DP12 and DP15 of the Mid Sussex District Plan are most relevant.

Policy DP12 of the Mid Sussex District Plan states:

'The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:

- *it is necessary for the purposes of agriculture; or*
- *it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.*

Agricultural land of Grade 3a and above will be protected from non-agricultural development proposals.

Where significant development of agricultural land is demonstrated to be necessary, detailed field surveys should be undertaken and proposals should seek to use areas of poorer quality land in preference to that of higher quality.

The Mid Sussex Landscape Character Assessment, the West Sussex County Council Strategy for the West Sussex Landscape, the Capacity of Mid Sussex District to Accommodate Development Study and other available landscape evidence (including that gathered to support Neighbourhood Plans) will be used to assess the impact of development proposals on the quality of rural and landscape character.

Built-up area boundaries are subject to review by Neighbourhood Plans or through a Site Allocations Development Plan Document, produced by the District Council'.

Policy DP15 of the District Plan is deemed relevant when considering annexe accommodation within the countryside. The policy relates to new homes in the countryside and states in part that new 'granny annexes' that are physically separate to the dwelling will be defined as a new home and are subject to the same requirements as required for new homes in the countryside.

The proposal consists of an annexe in connection to the existing residential property and no evidence has been submitted to demonstrate that it would be used as affordable housing, or accommodation essential for agriculture or forestry. The proposal is also not considered to be of design of exceptional quality that would enhance the immediate setting or sensitive to the character of the area. The proposal is also located within the countryside and not contiguous to a built-up area.

The proposed development would result in the creation of a self-contained unit of accommodation intended to serve the current occupiers of Landfall, comprising a bedroom, living/dining area, shower room and lift access. The annexe would have its own separate access at ground floor level. The absence of an internal link is noted; however, this in itself is not determinative. The annexe would be physically attached to the host dwelling, being located above the proposed garage, and would share the same curtilage and access arrangements.

It is acknowledged that the proposed annexe would contain facilities typically associated with independent living. However, given its physical attachment to the main dwelling, the close spatial relationship between the two, and the proposed use in association with family members, it is considered that there would be a strong functional linkage and a high degree of interdependence. The accommodation is therefore not considered likely to operate as a separate planning unit.

Whilst the proposal would result in annexe accommodation in the countryside, it is considered that material considerations weigh in favour of the development. In this case the scale of the annexe is modest, it would remain subordinate to the host dwelling, and it would function as part of a single planning unit rather than representing the creation of a new independent dwelling. Most importantly, the proposal is physically attached to the existing dwelling and given the way the site is arranged, it is not considered that the accommodation provided could easily be severed from the main house to create a new independent unit of accommodation. Therefore, it is your Planning Officers view that in this case, because the proposal is not physical separate to the dwelling in terms of being an independent building some distance from the existing dwelling, it is not considered that this proposal should be treated as a new home in the countryside.

Notwithstanding this, it is recognised that the potential for independent occupation could arise in the future. A condition will therefore be imposed to ensure that the annexe is used solely for purposes incidental and ancillary to the enjoyment of the main dwelling and shall not be occupied as a separate unit of residential accommodation.

It is therefore considered that the proposal would not give rise to a new dwelling in policy terms, and the degree of conflict with DP15 is limited and outweighed by the specific circumstances of the case.

Impact on character and appearance of the area

The site is located outside of a defined built-up area boundary and, as such, is within the countryside. Policy DP12 of the Mid Sussex District Plan seeks to protect the countryside 'in recognition of its intrinsic

character and beauty' and supports new development 'provided it maintains or where possible enhances the quality of the rural and landscape character of the District'.

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 while being sensitive to the countryside, as well as addressing the character and scale of the surrounding buildings and landscape. In part, the policy requires proposals to be of a high-quality design and layout and includes appropriate landscaping and greenspace; and creates a sense of place while addressing the character and scale of the surrounding buildings and landscape.

Policy CDNP04.1 of the Crawley Down Neighbourhood Plan states that building extensions will be permitted where 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.'*

Principle DG49 of the MSDC Design Guide relates to extensions 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 DG50 relates specifically to side extensions and states that:

'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 property is a detached dwelling that lies outside the built-up area boundary of Crawley Down. Properties in this area are loose knit and of a variety of designs and ages.

In design terms, the proposal is considered to relate sympathetically to the existing dwelling in both appearance and form, whilst remaining subordinate in scale. The use of materials to match the original house would ensure a cohesive and integrated appearance, such that the character of the host building would be preserved.

The application site benefits from a generous plot size, which is considered capable of accommodating an extension of this scale without giving rise to a sense of overdevelopment or resulting in a disproportionate form of development when viewed cumulatively with the existing dwelling. Whilst the proposed annexe would not materially extend beyond the footprint of built form at ground level, it would increase the overall bulk and massing of the building. However, the annexe would have a lower ridge height than the host dwelling and would remain clearly subordinate in scale and visual prominence, with the original dwelling remaining the dominant element.

Furthermore, the development would also be well contained within the surrounding countryside, with its visibility limited by changes in land levels and the presence of mature trees along the northern boundary.

The proposal is therefore considered to comply with Policy DP26 of the District Plan, Policy CDNP04.1 of the Crawley Down Neighbourhood Plan and the relevant principles of the Mid Sussex Design Guide SPD.

Neighbouring Amenities

In terms of impact on neighbouring amenities, Policy DP26 of the District Plan states proposals 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'*.

Policy CDNP04.1 of the Crawley Down Neighbourhood Plan relates to building extensions and requires that *'amenities such as access, noise, privacy, daylight, sunlight and outlook of adjoining residents are safeguarded'*.

As such there is some conflict between the two policies.

Under section 38(5) of the Planning and Compulsory Purchase Act 2004 if a policy contained in a development plan for an area conflict 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 District Plan is considered to take precedence and therefore the test in this instance is whether the development causes significant harm to the amenities of existing nearby residents.

The Oaks is located to the north of the application site. Given the separation distance of approximately 21 metres, together with the relative positioning and orientation of the two dwellings, it is considered that the proposal would not result in material harm to the light and outlook of this neighbour property. However, first-floor windows are proposed on the rear (north-facing) elevation of the proposed annexe, which would introduce the potential for overlooking of The Oak's private rear amenity space. While the separation distance reduces the degree of intervisibility, these openings would nevertheless afford direct views. To mitigate this impact and ensure no material loss of privacy arises, a condition is recommended requiring these windows to be obscure glazed non-opening below a specified height. Subject to this condition, the proposal would not give rise to significant harm in respect of privacy.

Paddock House is located to the south of the application site. Given the separation distance of approximately 32 metres, it is not considered that the proposed development would result in harm to the amenities of this neighbouring property.

Landfall Lodge is located to the east of the application site. Given the separation distance of approximately 66 metres from the shared boundary, it is not considered that the proposed development would result in harm to the amenities of this neighbouring property.

Due to the domestic nature of the proposed development, it is considered that there would not be a harmful impact in terms of noise, air and light pollution.

It is therefore considered that the proposal would not cause significant harm to the amenities of neighbouring properties. The proposal is therefore deemed to accord with the above-mentioned part of policy DP26 of the District Plan.

Impact on Trees

Policy DP37 of the District Plan states in part that the *'District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected.'*

There is one tree within proximity of the development. The MSDC Tree Officer was consulted on the application and has provided a response. No objection has been raised provided that a condition is included to secure the submitted Arboricultural Implications Assessment and Tree Protection Plan. This can be secured by a condition. The proposal is therefore considered to comply with the relevant criteria of policy DP37 of the 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 considered to be acceptable in terms of design, size and scale to the dwellinghouse and locality, and would not cause harm to the amenities of neighbouring properties.

For the reasons outlined in the report, it is not considered that this proposal should be treated as a new home in the countryside.

In conclusion, the development would comply with the requirements of policies DP26 and DP37 of the Mid Sussex District Plan, policy CDNP04.1 of the Crawley Down Neighbourhood Plan and the relevant paragraphs of the NPPF.

The proposal is therefore considered to comply with the development plan when read as a whole and is recommended for approval.

Decision: Permission

Case Officer: Catherine Cardin