

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2649	Case Officer:	Andrew Horrell
Application Type:	Householder Application		
Proposal:	Proposed ground floor rear/side extension, a front porch with facades reconfigurations and new roof dormers		
Site:	Meadway, Dunnings Road, East Grinstead, West Sussex, RH19 4AB, , ,		
Validation Date	17 Oct 2025	Overall Expiry Date:	11 Nov 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	9 Dec 2025
Target Date:	12 Dec 2025	Recommending Officer Signature:	Andrew Horrell

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	9 Dec 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2649

**Meadway, Dunnings Road, East Grinstead, West Sussex, RH19 4AB, ,
Proposed ground floor rear/side extension, a front porch with facades reconfigurations and new
roof dormers
Mr And Mrs Doswell**

SUMMARY OF REPRESENTATIONS

None received

SUMMARY OF CONSULTEE COMMENTS

Naturespace: No comment

Southern Water: No objections

TOWN COUNCIL OBSERVATIONS

No comment

INTRODUCTION

Planning permission is sought for ground floor front extension to create a front porch, a ground floor rear/side extension with facades reconfigurations and new roof dormers.

RELEVANT PLANNING HISTORY

GR/284/82 - Loft conversion. (approved)

SITE AND SURROUNDINGS

Meadway is a hipped roofed bungalow on the corner of Paddock Gardens and Dunnings Road. The walls are face brickwork with a mix of aluminium and timber doors and windows. The dwelling is characterised by existing dormers to the front and rear elevations and a rear extension.

To north of the site is hedging to Paddocks Garden beyond, to the south of the site is the side garden with hedging and close boarded fencing to neighbouring No.55 Dunnings Road beyond, to the east of the site is the garden with detached garage with close boarded fencing to No.6 Paddock gardens beyond and to the west of the site is the side garden with hedging to Dunnings Road beyond.

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

APPLICATION DETAILS

The proposed side/rear extension approximately measures 2m in depth, 7.75m in width with a height to eaves of 2m and an overall height of 3.2m

An open overhang porch serving the new front door approximately measures 2.2m in depth, 2.25m in width.

The proposed side dormer facing the garden of No.55 Dunnings Road approximately measures 2.4m in depth, 1.8m in width with a height to eaves of 1.4m and an overall height of 2.5m.

The proposed side dormer facing Paddocks Garden approximately measures 2m in depth, 1.85m in width with a height to eaves of 1.4m and an overall height of 2.9m.

Internal alterations include sun room changed to bedroom/study, bedroom to rear changed to dining room and front dining room changed to bedroom. Bedroom to rear changed to kitchen and kitchen changed to entrance hall.

External alterations include new rear door serving bedroom, door removed from sunroom and replaced by window and rear window serving master bedroom and new rear door and side window replaced by bi-fold doors.

The number of bedrooms is to remain at 4.

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:

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

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:

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.'

Principle DG51 of the Mid Sussex Design Guide SPD relates specifically to rear extensions states the following:

'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 proposed overhang porch is in character with the existing dwelling and using matching materials.

The external alterations to the fenestration of to the dwelling are in character with the existing dwelling.

The proposed side/rear extension facing Paddock Gardens is a subservient enlargement which is of size and scale in keeping with the existing dwelling and using matching materials.

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'.

In terms of the proposed additional dormers, whilst the side Paddock Gardens facing dormer is visible from the streetscene it is of a style that is subservient to the ridge and of a style and size in line with the dormer guidance outlined with the Mid Sussex Design Guide SPD. Coupled with that, the dormers will match the existing side dormers at the dwelling. The dormers will not dominate the side roofslopes. The dormers therefore comply with principle DG52 of the Mid Sussex Design Guide SPD.

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

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.

Given the nature of the proposal and the relationship with detached neighbouring properties, there is not deemed to be significant harm to light and outlook to neighbouring amenities from the proposal.

Whilst there will be an increased level of overlooking towards the garden of 55 Dunnings Road with the installation of an additional dormer on the southern side elevations, this in terms of overlooking and loss of privacy will be no more harmful than the existing dormer on this elevation. It is noted that a degree of overlooking and loss of privacy is to be expected within the built up area.

Therefore, the level of harm in terms of neighbouring amenities is not deemed significant and therefore 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.

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 policy DP26 and policy EG3 of the East Grinstead Neighbourhood Plan 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