

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0605	Case Officer:	Anna Tidey
Application Type:	Householder Application		
Proposal:	Proposed single storey extension to rear and to the side. Part conversion of four bay garage into habitable space. Replacement windows to ground floor. Repositioning of boundary pillar. Amended Plans received removing addition of first floor extension for an ensuite.		
Site:	40 Hammerwood Road, Ashurst Wood, East Grinstead, West Sussex, RH19 3TG, , ,		
Validation Date	12 Mar 2025	Overall Expiry Date:	22 Apr 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	16 May 2025
Target Date:	7 May 2025	Recommending Officer Signature:	<i>Anna Tidey</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	16 May 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0605

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habitable space. Replacement windows to ground floor. Repositioning of boundary pillar.
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Ms Martine Cannon**

SUMMARY OF REPRESENTATIONS

One letter of representation received, which contains the following points:

- Questions proposed boundary treatment with neighbouring house at No 38 Hammerwood Road, with photographic illustrations of current boundary elements, as seen from that property, which include a section of wall, infill close boarded fence and conservatory wall (shown to be demolished).
- Questions replacement boundary treatment.

SUMMARY OF CONSULTEES

Southern Water: No objections.

PARISH COUNCIL OBSERVATIONS

Ashurst Wood Village Council: No comment.

Amended Plans:

Ashurst Wood Village Council: No further comment

INTRODUCTION

This application seeks planning permission for various works to extend and alter a detached house at No 40 Hammerwood Road in Ashurst Wood.

RELEVANT PLANNING HISTORY

DM/24/0284. Single storey extension to rear and double storey extension to the side. Part conversion of four bay garage into habitable space. Replacement windows. Repositioning of boundary pillar. Approved April 2024.

DM/23/0055. Single storey extensions to rear and sides. Part conversion of four bay garage into habitable space. Replacement windows. Alterations to bay window roofs to front. New pedestrian and vehicular access. Approved March 2023.

GR/187/89/AP1. Amended plans: erection of detached garage. amended plans showing : Changes to size and roof of garage. Approved March 1991.

GR/187/89. Erection of detached garage. Approved July 1989.

SITE AND SURROUNDINGS

No 40 Hammerwood Road is a detached 4 bed house located on the southern side of the road and opposite the Recreation Ground in the village. It is one in a row of similarly designed houses which are located in a set back position with other detached houses on this stretch of road.

At the front of the house there is a vehicular access leading into a large gravelled frontage area for off road parking. There are two double garages which extend forward of the house to the front boundary.

The house is located within the built up area of the village and is washed over by the High Weald AONB designation. There is a large garden at the rear which extends south to the Lewes Road, the majority of which falls outside the built up area boundary.

The house has been extended by the addition of a covered side passage way which extends along the eastern side boundary of the house, linking onto single storey outbuildings and the attached pair of double garages to the front of the house. In addition a conservatory/sunroom with a lean to roof has been added to the rear elevation of the house, with access steps leading into the rear garden.

The main roof on the house has a slate tile. The lower front porch, areas of vertical tile hanging and bay window roofs are finished with plain clay tiles. The existing windows are a mix of metal, timber and brown and white upvc units.

The site falls half within an Amber Impact Risk Zone for Great Crested Newts.

APPLICATION DETAILS

The application seeks planning permission to modernise and extend the property and follows the approval under DM/24/0284, which dates from last year.

The proposed plans show the demolition of the rear conservatory/sunroom and store buildings to the rear of the garages. The proposed works include the addition of a new single storey kitchen extension, a new glazed extension with access onto a new rear terrace, a new chimney on the rear roof slope, a partial garage conversion and external alterations to the lower roof finishes.

On the ground floor the proposed single storey rear extension to the kitchen is to be constructed with brick walls and a flat roof with a dummy pitched roofline at the rear, finished with slate tiles. The proposed rear extension will have a contemporary glazed style and a shallow hipped roof with a lead, or similar material, roof. Additional glazed access doors are proposed in the southern elevation of the house to match those in the extension. These will light an open plan kitchen, family dining and living room area, formed by removing internal walls on the ground floor in the main part of the house.

To the side of the house the existing store buildings are to be demolished to create space for the proposed side extension which will accommodate the new kitchen, with a linked pantry and utility space. In the eastern side wall of the kitchen, in a position inset from the eastern boundary, a pair of obscure glazed windows are proposed to serve the new kitchen and utility room. An enlarged terrace will be created across the rear of the house.

During the course of the determination the neighbouring resident at No 38, to the western side of the site, has questioned how the boundary between the properties is to be enclosed if the western side wall of the existing sunroom/conservatory is demolished, as shown on the proposed plans. The applicant's agent has confirmed in an email (dated 11.04.2025) that the existing boundary treatments between the two houses will be retained as existing (consisting of a section of brick wall, vertical timber fencing and the side wall of the conservatory).

The conservatory wall is to be retained on the boundary section (whilst the conservatory behind is demolished as per planning drawings). He states: 'So in essence the integrity of the boundary from a containment point of view is unchanged. I hope this allays any fears of gaps for dogs to get out'.

One of the two existing garages (sited closest to the house) is shown to be converted to create a gym/office/guest suite with an ensuite shower room, a separate WC, and store/plant service room at the

rear. The garage conversion is shown to be lit by full height glazed panels and French doors located in the west facing wall to replace the garage door. The existing garage sited nearest to the road is shown to be retained as a garage space.

The porch canopy and existing front bay windows are to be reroofed in slate to match the main roof on the house. At ground floor level in the new double glazed windows, of a similar leaded design to the existing, are shown to be installed in the front elevation of the house.

The original submitted plans showed the addition of a new first floor extension over an existing side projection on the western side elevation. This measured a max of 1.3m wide by 3.6m deep and had a flat roof. The addition was to provide an ensuite shower room off the rear bedroom. Amended plans were received on 31st March 2025 to remove this element from the application. The existing first floor layout is now to remain unaltered.

The application form details the proposed external materials for the extensions, including white render with slate lower roofs to the front porch and bay windows. The plain clay tiled crown roof on the garages is to be changed to slate to match the main house.

The proposed plans also show the width of the existing vehicular access from Hammerwood Road enlarged and the frontage space formed into a 'courtyard', with two designated visitor parking spaces and new areas of soft landscaping.

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 Ashurst Wood Neighbourhood Plan and Site Allocations DPD.

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:

DP16 High Weald AONB
DP21 Transport
DP26 Character and design

Site Allocations Development Plan Document

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

There are no policies deemed relevant to this application.

Neighbourhood Plan

Ashurst Wood Neighbourhood Plan - made on 30 June 2016.

Policy ASW 14 Design and Character

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:

DPS2 Sustainable Design and Construction
DPS6 Health and Wellbeing
DPN2 Biodiversity, Geodiversity and Nature Recovery
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.

High Weald Area of Outstanding Natural Beauty Management Plan 2019-2024

The legal framework for AONBs, (also known as National Landscapes) in England and Wales is provided by the Countryside and Rights of Way Act (CRoW) 2000 which at Section 82 reaffirms the primary purpose of AONBs: to conserve and enhance natural beauty. Section 84 of the CRoW requires Local Planning Authorities to '*take all such action as appears to them expedient for accomplishment of the purpose of conserving and enhancing the natural beauty of the AONB*'. The Levelling-up and Regeneration Act (2023) amended section 85 of the CRoW Act, to create a new duty on relevant authorities to '*seek to further the purpose of conserving and enhancing the natural beauty of the area when discharging their functions in AONBs*'. A similar ethos is found within The High Weald Area of Outstanding Natural Beauty Management Plan which is a material consideration in the determination of planning applications in the AONB.

The High Weald Housing Design Guide 2020

High Weald National Landscape - Technical Advice Note: Dark Skies Planning Advice Note - July 2024

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
- Impact upon the High Weald AONB
- Impact on residential amenities
- Parking provision
- BNG

Design

Policy DP26 of the District Plan seeks to promote well located and designed development, to protect valued characteristics of the built environment for their historical and visual qualities and support sustainable communities and create accessible environments. Policy DP26 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 DP29);*
- * 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.'*

Also relevant in the determination of the application is Policy ASW 14 of the Ashurst Wood Neighbourhood Plan, which states:

'All new development (including extensions and additions to individual properties) must demonstrate good quality design and respect the existing character and appearance of the surrounding area. All proposals will be expected to identify how they address the local surroundings and landscape context by:

- (a) Using design that respects the scale and character of existing and surrounding buildings with reference to the Character Assessment; and*
- (b) Demonstrating that the design of the particular development has addressed and protected the positive features of the character of the local area; and*
- (c) Using materials which are compatible with the materials of the host or surrounding buildings; and*
- (d) Respecting established building lines where relevant and using green hedging and / or trees for highway boundaries wherever possible and in keeping with the existing streetscape; and*
- (e) Ensuring safe access for pedestrians, cyclists and other road users; and*
- (f) Providing adequate refuse and recycling storage incorporated into the scheme to minimise visual impact; and*
- (g) Adopting the principles of sustainable drainage where appropriate; and*
- (h) Providing private garden amenity space proportionate to the size of the dwelling; and*

(i) Providing off-street parking space in accordance with Policy 21 and ensuring that garages reflect the architectural style of the house they serve and are set back from the street frontage wherever possible to reflect the local character and context. Parking should be positioned between dwellings, rather than in front, so it is not prominent in or does not dominate the street scene to the detriment of local character; and the visual impact of parking areas should be minimised wherever possible by the use of alternative surfaces and screening; and

(j) Ensuring that the living conditions of adjoining residents (including privacy, daylight, sunlight and outlook) are safeguarded; and

(k) Ensuring that lighting schemes will not cause unacceptable levels of light pollution particularly in intrinsically dark areas'.

Also relevant in the determination of the application is the design guidance contained in the Mid Sussex Design Guide, which seeks good design in house alterations and extensions. Principle DG49 states:

'Extensions should respond to the design of the original dwelling and applicant 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 allow 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.

There are two general approaches to extending a property:

-designing in the style of the existing building by closely matching its facing materials, architectural features, window sizes and proportions; and
-designing in a contemporary style that takes its cues from key aspects of the existing building that might include its underlying form and proportions, facing materials, window design and other specific architectural features. The success of this approach is particularly reliant on high quality facing materials and finishes, and this will normally need to be demonstrated through detailed elevations and section drawings.

Both approaches can create successful, well designed extensions that can be mutually beneficial to both the house and the wider area. All extensions and alterations should consider their impact on neighbouring properties (refer to Chapter 8 on residential amenity).'

Design Guide Principle DG50 refers to Front and Side extensions and states:

'Front and side extensions are typically visible from the public realm and will be resisted where they have an adverse impact on the street scene or the appearance of a dwelling.

Front extensions

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

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'.

Design Guide Principle DG51 refers to Rear extensions and 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'.

The proposal will allow the reconfiguration and enlargement of the ground and first floor living accommodation in this detached house, and also adapt the front garage space on the property.

The overall habitable space will be improved and enlarged on the ground floor. The overall bedroom numbers will not increase, with four bedrooms being maintained in the house.

The scale of the proposed rear single storey extension is subordinate to the form of the original house and the contemporary design is considered acceptable. The new single storey kitchen extension has been designed to complement the existing form of the property and will be sited over the footprint of existing single storey additions, to the rear of the garages. The proposed extensions are considered acceptable in design terms. The partial garage conversion was found acceptable under DM/23/0055 and more recently under DM/24/0284. The proposed external materials, roofing alterations and proposed new windows will update the appearance of the house and will be acceptable.

Consequently the proposal is considered to accord with District Plan Policy DP26, Policy ASW 14 of the Ashurst Wood Neighbourhood Plan and with the relevant Design Guide principles.

Impact upon the High Weald AONB

The site is located within the High Weald AONB. The front of the property is open to public views from Hammerwood Road. Changes to the front of the house will be visible from public vantage points from the road. The proposed additions located to the rear of the house will not affect public viewpoints.

District Plan Policy DP16 seeks to maintain and enhance the quality and character of the AONB, and states:

'Development within the High Weald Area of Outstanding Natural Beauty (AONB), as shown on the Policies Maps, will only be permitted where it conserves or enhances natural beauty and has regard to the High Weald AONB Management Plan, in particular;

- o the identified landscape features or components of natural beauty and to their setting;*
- o the traditional interaction of people with nature, and appropriate land management;*
- o character and local distinctiveness, settlement pattern, sense of place and setting of the AONB; and*
- o the conservation of wildlife and cultural heritage.*

Small scale proposals which support the economy and social well-being of the AONB that are compatible with the conservation and enhancement of natural beauty will be supported. Development on land that contributes to the setting of the AONB will only be permitted where it does not detract from the visual qualities and essential characteristics of the AONB, and in particular should not adversely affect the views into and out of the AONB by virtue of its location or design.'

Policy guidance in the NPPF recognises the need to conserve and enhance the landscape and scenic beauty of AONBs. A similar ethos is found within The High Weald Area of Outstanding Natural Beauty Management Plan and the High Weald Housing Design Guide 2020.

The extent of the proposed alterations and the extension at the rear of the house will ensure that the wider appearance of the AONB is unaffected by the works. The proposal would therefore accord with District Plan Policy DP16 and the relevant NPPF and AONB guidance.

Impact on residential amenities

In assessing the potential impact of the proposed extension works upon the neighbouring amenities consideration needs to be given to District Plan Policy DP26 and Neighbourhood Plan Policy ASW 14. Policy DP26 requires that 'All applicants will be required to demonstrate that development does not cause significant harm to the amenities of existing nearby residents and future occupants of the new dwellings.'

Neighbourhood Plan Policy ASW 14 (see above) refers at point (j) to 'Ensuring that the living conditions of adjoining residents (including privacy, daylight, sunlight and outlook) are safeguarded'.

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.

In addition Principle DG45 in the Design Guide refers to the need to consider privacy of existing and future residents and it is noted that privacy may be affected by the relationship of buildings to each other.

The immediate neighbours to the site are Nos 38 and 42 Hammerwood Road. These houses are well spaced from No 40 and there is a good degree of boundary screening along their side garden boundaries with the site. It has been confirmed that the boundary between Nos 38 and No 40 will be maintained to protect the privacy of the rear amenity space for the residents of that property.

It is considered that the boundary hedges and fences will serve to largely screen the bulk of the new rear single storey extension and the side extension from each of those properties. It is considered that the rear addition and new terrace will not adversely impact upon views from dormer windows located on the western side of No 42 or from first floor windows in the rear of No 38.

It is considered that given the location and orientation of the existing properties, the proposed additions at No 40 will not cause significant harm to the amenities of existing nearby residents to accord with District Plan Policy DP26 and Neighbourhood Plan Policy ASW 14 and the Design Guide principles.

Parking provision

With regards to parking provision the proposal will not increase the number of bedrooms in the house although the converted garage may be used as linked guest bedroom accommodation.

The site can accommodate off road parking space for at least four cars to park, including two spaces within the retained garage. There is also uncontrolled on street parking available in Hammerwood Road close to the site.

For a four+ bed property located in Ashurst Wood the West Sussex County Council Guidance on Parking recommend a maximum of 2.7 spaces should be provided.

The available on site parking provision will accord with the requirements of the West Sussex County Council Guidance. The proposal will therefore accord with District Plan Policy DP21.

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 accords with District Plan Policies DP16 and DP26 and Neighbourhood Plan Policy ASW 14, the relevant NPPF and AONB guidance and the Design Guide principles.

The addition will not cause significant harm to the amenities of existing nearby residents.

There is available off road parking provision for the enlarged property which accords with the requirements of the West Sussex County Council Guidance on parking. The application may be supported, as it will accord with District Plan Policy DP21.

Consequently this application is recommended for approval.

Decision: Permission

Case Officer: Anna Tidey