

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1049	Case Officer:	Hamish Evans
Application Type:	Listed Building Consent		
Proposal:	Retrospective application for a single storey rear extension joined onto an existing out house and a detached single storey single bay garage		
Site:	9 Newstone Cottages, East Street, Turners Hill, Crawley, West Sussex, RH10 4PX, ,		
Validation Date	13 May 2025	Overall Expiry Date:	13 Jun 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	2 Jul 2025
Target Date:	8 Jul 2025	Recommending Officer Signature:	Hamish Evans

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	2 Jul 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1049

**9 Newstone Cottages, East Street, Turners Hill, Crawley, West Sussex, RH10 4PX,
Retrospective application for a single storey rear extension joined onto an existing out house
and a detached single storey single bay garage
Mr And Mrs Gardner**

SUMMARY OF REPRESENTATIONS

No third-party representation letters have been received in response to this application.

SUMMARY OF CONSULTEES

MSDC Conservation Officer

The proposal is considered to preserve the special interest of the listed building and the character and appearance of the Conservation Area. This meets the requirements of District Plan Policies DP34 and DP35 and the relevant paragraphs of the NPPF.

Southern Water

No objection.

PARISH COUNCIL OBSERVATIONS

Turners Hill Parish Council

Defer to Conservation Officer.

INTRODUCTION

This application seeks listed building consent for a single storey rear extension and detached single storey garage at 9 Newstone Cottages East Street.

RELEVANT PLANNING HISTORY

DM/22/2872. Single storey rear extension and detached single storey single bay garage (description changed 26.09.2022 and amended plans 07.11.2022 and 29.11.2022). Permission.

DM/22/2893. Single storey rear extension and detached single storey single bay garage (description changed 26.09.2022 and amended plans 07.11.2022 and 29.11.2022) Permission.

DM/23/1539. Discharge of planning condition No: 2 relating to planning application DM/22/2893. Permission.

DM/23/1574. Discharge of planning condition No: 3 relating to planning application DM/22/2872. Permission.

DM/25/1621. Variation of condition 1 relating to DM/22/2872 to allow for updated drawings. Pending consideration.

DM/25/1622. Non Material Amendment to planning application DM/22/2872 to allow for reduction in roof height and fascia. Pending consideration.

SITE AND SURROUNDINGS

The site is designated as being within the Turners Hill built up area boundary and the Turners Hill Conservation Area. The existing dwelling is a residential two-storey semi-detached Grade II listed building. It is characterised by a mixture of sandstone blockwork, white render and black timber walls, brown clay roof tiles and black window and door frames. The existing rear boundary treatment consists of some 1.8 metre high hedgerow and closed board fencing. East Street is located to the south of the site with residential properties to the north, east and west of the site. The application dwelling together with 10 Newstone Cottages are similar in their appearance and design to the other properties located to the north of East Street, they are also Grade II listed buildings. The residential properties to the south of East Street are varied in their design, appearance and scale.

APPLICATION DETAILS

This application seeks listed building consent for a single storey rear extension and detached single storey garage at 9 Newstone Cottages East Street.

The extension measures some 8.4 metres in width, 4.9 metres in depth and a total height of 2.6 metres. It includes a rooflight which measures some 0.3 metres in height. It is to be characterised by zinc clad walls, GRP flat roofing and aluminium window and door frames.

The detached garage would measure some 3.9 metres in width, 9.4 metres in depth, an eaves height of 2.2 metres and a total height of 4.2 metres. It would be characterised by sandstone blockwork walls, brown clay roof tiles, timber door frames and conservation style rooflights.

The application form states that the development was commenced as of 03/06/2024, however it states that the works have not been completed prior to the submission of this application.

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 Mid Sussex Site Allocations 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.

DP26 - Character and Design

DP34 - Listed Buildings and Other Heritage Assets

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

The Turners Hill Neighbourhood Plan was adopted in March 2016

No relevant policies.

Other Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990

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) was published for public consultation on 12th January 2024 for six weeks and as a result of this consultation 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.

DPB2: Listed Buildings and Other Heritage Assets

DPB1: Character and Design

Mid Sussex Design Guide Supplementary Planning Document

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)

Planning Practice Guidance

ASSESSMENT

Impact on Heritage Assets and Character and Appearance

Section 16(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in considering whether to grant listed building consent for any works the LPA should have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

While Policy DP34 seek to preserve the special interest of the Listed Building a similar ethos is found within the National Guidance contained in Paragraphs 210-215 of the NPPF.

9 Newstone Cottages is a Grade II Listed Building.

Policy DP26 of the Mid Sussex District Plan in part 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.'*

A similar ethos is contained within the Mid Sussex Design Guide SPD.

The extension and garage are of a modest single storey nature and would be similar in appearance, design and scale to extensions and garages within the surrounding area. They are of a similar scale and design to the previously approved extension and garage at the site. The Council's Conservation Officer has provided comments on the application and states that they consider the development would preserve the special interest of the listed building. As such the works are of a suitable design and considered to preserve the special interest of the Listed Building. Therefore, the development is considered to comply with policies DP26 and DP34 of the Mid Sussex District Plan and the relevant paragraphs of the NPPF.

The Council's Conservation Officer has recommended that details of the works should be secured by a suitably worded condition. As the details that were submitted as part of the previous applications DM/23/1574 and DM/23/1359 relate to this development and were considered acceptable, it is considered that conditioning compliance with these consents is acceptable.

CONCLUSION

The development is considered to preserve and protect the special interest of the listed building. Therefore, the application is considered to comply with policies DP26 and DP34 of the Mid Sussex District Plan, the Turners Hill Neighbourhood Plan, the Mid Sussex Design Guidance SPD, the relevant provisions of the NPPF and the Listed Building and Conservation Area (LBCA) Act 1990.

Decision: Permission

Case Officer: Hamish Evans