

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0833	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Proposed gable end first floor rear extension with juliette balcony, new roof lights to rear dormer, alterations to garage roof and rear and side main building fenestration		
Site:	4 Burston Gardens, East Grinstead, West Sussex, RH19 2HD, , , ,		
Validation Date	12 May 2025	Overall Expiry Date:	3 Jun 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	2 Jul 2025
Target Date:	7 Jul 2025	Recommending Officer Signature:	<i>Catherine Cardin</i>

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

MID SUSSEX DISTRICT COUNCIL

DM/25/0833

**4 Burston Gardens, East Grinstead, West Sussex, RH19 2HD, , ,
Proposed gable end first floor rear extension with juliette balcony, new roof lights to rear dormer,
alterations to garage roof and rear and side main building fenestration
Mr And Mrs Thwaites**

SUMMARY OF REPRESENTATIONS

Two letters of objection were received. The letters of objection stated several concerns regarding the proposal:

- The rear extension will increase a sense of overbearing to Warrenden
- The rear extension will increase a sense of overlooking to Warrenden
- There would be a loss of privacy to Warrenden
- The rear extension will exacerbate flooding
- Difficulty maintaining the hedge boundary
- The garage extension will increase a sense of overbearing to 3 Burston Gardens
- The garage extension will reduce the outlook of 3 Burston Gardens
- The garage extension will increase noise and disturbance to 3 Burston Gardens

SUMMARY OF CONSULTEES

None.

TOWN COUNCIL OBSERVATIONS

Recommend approval.

INTRODUCTION

The application seeks planning permission for a proposed gable end first floor rear extension with Juliet balcony, new roof lights to rear dormer, alterations to garage roof and rear and side main building fenestration.

RELEVANT PLANNING HISTORY

05/02796/FUL- Erection of 4 bedroom detached dwelling with detached double garage, access off of Burston Gardens. Withdrawn.

06/01278/FUL- Erection of 4 bedroom detached dwelling with detached double garage. Refused.

06/01671/FUL- Erection of four bedroom detached dwelling with detached double garage. Permission.

07/00216/FUL- Amendment to permission 06/1671/FUL for new 4 bedroom detached dwelling with detached double garage. Proposed loft room and provision of 2 no. roof windows. Permission.

07/02839/FUL- Proposed extension to existing garage to form utility room with link roof to side door. Permission.

12/00296/FUL- Addition of 16 solar panels to the south facing elevation of dwelling. Granted Unconditional.

SITE AND SURROUNDINGS

4 Burston Gardens is a detached two-storey dwelling characterised by red brick walls, white uPVC windows and a plain tile roof. The property has a driveway with off street parking to the side of the property and benefits from a front and rear garden. The site slopes downwards to the north. The property has been extended several times.

The application property lies within the built-up area of East Grinstead. Neighbouring properties are located to the north, east and west. Highway is located to the south.

APPLICATION DETAILS

The application seeks to erect a first-floor extension to the rear. This would extend an existing bedroom on the first floor. Plans show that this would extend the existing bedroom to measure some 5.8 metres in depth and some 4.8 metres in width. This would have gable roof which would maintain the existing eaves height and would have a maximum height of some 7.6 metres. It is proposed to install a Juliet balcony on the rear (northern) elevation. All external materials proposed are to match the existing.

It is also proposed to instal no. 4 rooflights on the rear (northern) roof slope of the existing dormer.

The application also seeks to alter the garage roof from a hipped to gable end.

Finally, the application seeks to install 1 no. pairs of sliding doors and French doors on the rear (northern) elevation and to install 1 no. window on the side (eastern) elevation.

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 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.

Neighbourhood Plan

East Grinstead Neighbourhood Plan made in 2016.

Relevant policies:
EG3- Promoting Good Design

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

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
- Neighbouring Amenities
- Biodiversity Net Gain

Design and Character

Policy DP26 of the Mid Sussex District Plan relates to design and character and 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:

- o is of high quality design and layout and includes appropriate landscaping and greenspace;*
- o 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;*
- o creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- o protects open spaces, trees and gardens that contribute to the character of the area;*
- o protects valued townscapes and the separate identity and character of towns and villages;*
- o 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);*
- o creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- o incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- o positively addresses sustainability considerations in the layout and the building design;*

o 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;
o optimises the potential of the site to accommodate development."

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.

DG51 of the MSDC Design Guide establishes design principles for rear extensions 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 application relates to a residential area of East Grinstead where the locality is characterised by properties which are a similar age and design.

The proposal is considered to be modest in size and scale and will sit subordinately against the existing dwellinghouse. It is considered that the proposed gabled roof and height of the first-floor rear extension appropriately considers the existing scale form, and massing of the host dwelling. It is considered that the design coordinates appropriately with the existing patterns of window and door openings. As the proposal includes facing brickwork and roof tiles to match the existing, it is considered that the design would provide a consistent finish. The proposed rear extension would not have an adverse impact on the streetscene as it would not be visible from public viewpoints.

The proposal is therefore considered to address the character of the existing dwelling and the surrounding buildings, and as such the proposal is deemed to comply with the above part of policy DP26 of the District Plan, policy EG3 of the East Grinstead Neighbourhood Plan and principles DG49 and DG51 of the Mid Sussex Design Guide SPD.

Neighbouring Amenities

Policy DP26 in part seeks to ensure that 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 (see Policy DP29);"

Regarding the neighbour at 3 Burston Gardens, to the southwest of the application site, whilst it is considered that the proposed extension of the garage roof would cause a slight loss of light and outlook, it is not considered significant enough to warrant the refusal of this application. As the proposed garage extension would have a gabled roof and there would be a separation distance of some 11.5 metres between the development and the neighbouring property, it is not considered that the development would cause significant overshadowing or enclosure. As the proposal does not include any windows on the side (western) elevation, it is not considered that proposal would give rise to any overlooking concerns.

Regarding the neighbour at Warrenden, to the north of the application site, given the separation distance of some 36 metres from the development to the neighbouring property, it is not considered that the proposal would result in such undue overlooking as to cause significant harm to neighbouring amenities. Given that the development would be offset from the shared boundary by some 21 metres, it is not considered that the proposed development should significantly affect outlook or light levels to this neighbour.

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 harm to the amenities of neighbouring properties. The proposal is therefore deemed to accord with the above part of policy DP26 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 appropriate in terms of design, size and scale to the dwellinghouse and locality, and would not cause harm to the amenities of neighbouring properties.

In conclusion, the proposal complies with Mid Sussex District Plan policy DP26, policy EG3 of the East Grinstead Neighbourhood Plan and the relevant provisions of the NPPF. The application is therefore recommended for approval.

Decision: Permission

Case Officer: Catherine Cardin