

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0822	Case Officer:	Andrew Horrell
Application Type:	Householder Application		
Proposal:	Proposed two storey front extension, raise the height of an existing flat roofed extension to the rear and convert one half of the existing integral double garage to create a new utility room, W.C. and a study		
Site:	2 Gage Close, Crawley Down, Crawley, West Sussex, RH10 4XT, , ,		
Validation Date	31 Mar 2025	Overall Expiry Date:	25 Apr 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	8 May 2025
Target Date:	26 May 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 May 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0822

**2 Gage Close, Crawley Down, Crawley, West Sussex, RH10 4XT, ,
Proposed two storey front extension, raise the height of an existing flat roofed extension to the rear and convert one half of the existing integral double garage to create a new utility room, W.C. and a study
Mr And Mrs A Duffy**

SUMMARY OF REPRESENTATION

None received

CONSULTEE COMMENTS

None received

PARISH COUNCIL COMMENTS

Defer to Officer

INTRODUCTION

Planning permission is sought for a two storey front extension, External alterations to the existing flat roofed extension to the rear of existing garage and convert one half of the existing integral double garage to create a new utility room, W.C. and a study.

RELEVANT PLANNING HISTORY

WP/022/76 - Outline application, residential development at approximately overall density of 8 per/acre (maximum of 175 units) 21.28 acres. (approved)
WP/142/82 - Extension to dwelling. (approved)

SITE AND SURROUNDINGS

2 Gage Close is a two storey detached hipped roofed dwelling. The walls are a mix of hanging tiles and face brickwork with upvc doors and windows. The dwelling is characterised by attached pitched roofed garages.

To the south of the site is a brick wall to the footpath on Aviary Way beyond, to the north of the site is the adjacent neighbour No.4, to the east of the site is the rear garden with close boarded fencing to 8 Aviary Way beyond and to the west of the site is the driveway to the highway beyond.

The site is within the built-up area of Crawley Down.

APPLICATION DETAILS

The proposed two storey front extension approximately measures 2.9m in depth 3.95m in width with a height to eaves of 5m and an overall height of 6m. This is to serve a sitting room on the ground floor and an enlarged bedroom on the first floor to create an en-suite to the front bedroom.

One of the garages is to be converted into a study/WC and utility room with the garage door infill be face brickwork to match the existing dwelling and the installation of a white upvc window.

The existing utility room is to be changed to the kitchen which approximately measures 5.1m in depth, 2.47m in width with a flat roofed height of 2.8m and a flat roof lantern creating an overall height of 2.95m.

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 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:

DP21 (Transport)
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.

None relevant

CRAWLEY DOWN NEIGHBOURHOOD PLAN (made January 2016)

CDNP04.1 - Building Extensions
CDNP04.3 - Loss of existing car parking

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 of 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:

DPB1 - Character and Design
DPT4 - Parking and Electric Vehicle Charging Infrastructure

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.

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:

- 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.'*

Policy CDNP04.1 of the Crawley Down Neighbourhood Plan states that:

'Building extensions will be permitted provided they are in accordance with the Neighbourhood Plan and meet the following criteria:

- a) 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.*
- b) The traditional boundary treatment of an area is retained and where feasible reinforced.*
- c) Suitable access and on-site parking is provided without detriment to neighbouring properties.*
- d) Amenities such as access, noise, privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.*
- e) Gaps which provide views out of the village to surrounding countryside are maintained.*
- f) Materials are compatible with materials of existing/surrounding buildings.'*

Principle DG49 of the Mid Sussex Design Guide states:

'Extensions should typically use simple, uncomplicated building forms to compliment 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.'

Principle DG50 of the Mid Sussex Design Guide SPD relates specifically to front extensions states the following:

'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.'

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'.

A similar two storey front extension characterises the neighbouring No.4 Gage Close (DM/16/0542).

Whilst it will be visible from the streetscene, the front extension is subservient to the ridge height and will use matching materials to the existing dwelling. The external alterations to the converted garage are to match the existing dwelling.

The alterations to the existing rear extension will not be visible from the streetscene and would be visually similar to the existing.

The proposal therefore accords with policy DP26 of the District Plan and policy CDNP04.1 of the Crawley Down Neighbourhood Plan and the Mid Sussex Design Guide SPD.

Neighbouring Amenities

In terms of impact upon 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);'*

In terms of neighbouring amenities Policy CDNP04.1 of the Crawley Down Neighbourhood Plan states that proposals should "safeguard" adjoining neighbours amenity whereas policy DP26 of the Mid Sussex District Plan states that development 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. There is therefore some conflict between the District Plan and Neighbourhood Plan in this respect.

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 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.

Principle DG47 of the Mid Sussex Design Guide SPD relates to neighbouring amenities in terms of light and states:

'All dwellings should benefit from daylight and sunlight levels that conform to BRE (Better Regulation Executive) standards'.

Given the location of the proposal in relation to the adjacent detached neighbouring properties, the impact on light and outlook is not deemed significantly harmful. Whilst the front extension is two storey, the level of overlooking and impact on privacy is not deemed harmful especially within the built-up area where a degree of overlooking is to be expected.

Therefore in terms of impact on neighbouring amenities, the proposal complies with DP26 of the Mid Sussex District Plan and CDNP04.1 of the Crawley Down Neighbourhood Plan.

Parking Provision

As a parking space is to be lost within the existing double garage is to be lost, parking standards should be assessed.

West Sussex County Council Guidance on Parking sets out the minimum parking standards for residential houses. For a 4-bed property in this location in Crawley Down 2.7 parking spaces should be provided.

CDNP04.3 of the Crawley Down Neighbourhood Plan states *'In cases where planning permission is necessary for alterations and extensions to properties support will not be given for the conversion of garage space to habitable rooms/residential use unless there is adequate space to park cars off street in line with the parking standards in appendix 1'.*

Appendix 1 outlines that a 4 bedroom dwelling shall provide 2 designated space and 1 undesignated space.

The retained garage and parking spaces within the driveway provides at least three off street parking spaces and therefore the proposal has sufficient parking provision.

Therefore, the proposal will accord with the WSCC parking standard requirements for a 4-bed dwelling in Crawley Down and would comply with policy DP21 of the Mid Sussex District Plan, CDNP04.3 of the Crawley Down Neighbourhood Plan and the West Sussex Parking Standards Guidance.

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 seen as appropriate in terms of design and will not negatively impact on the host dwelling nor its immediate setting, will not result in harm towards neighbouring amenities and retains sufficient parking provision.

In conclusion, the proposal is considered to comply with policies DP21 and DP26 of the Mid Sussex District Plan, CDNP04.1 and CDNP04.3 of the Crawley Down Neighbourhood Plan, principles DG49-DG51 of the Mid Sussex Design Guide SPD, and the requirements of the NPPF.

Decision: Permission

Case Officer: Andrew Horrell