

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1651	Case Officer:	Stefan Galyas
Application Type:	Householder Application		
Proposal:	Proposed single storey rear extension, alterations to roof of bungalow and fenestration re-arrangement		
Site:	Woodcroft, Furze Lane, East Grinstead, West Sussex, RH19 2BQ, , ,		
Validation Date	7 Jul 2026	Overall Expiry Date:	11 Aug 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	19 Aug 2026
Target Date:	1 Sep 2026	Recommending Officer Signature:	<i>Stefan Galyas</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1651

**Woodcroft, Furze Lane, East Grinstead, West Sussex, RH19 2BQ, ,
Proposed single storey rear extension, alterations to roof of bungalow and fenestration re-
arrangement
Mr And Mrs D Cave**

SUMMARY OF REPRESENTATIONS

There were no letters of representation received in response to the proposed development.

SUMMARY OF CONSULTEES

None received.

TOWN/PARISH COUNCIL OBSERVATIONS

Town Council: No comment.

INTRODUCTION

The application seeks planning permission for the development of a single storey rear extension, the removal of the existing chimney, alterations to the roof and fenestration.

RELEVANT PLANNING HISTORY

There is no recent history of any planning applications relating to the site.

SITE AND SURROUNDINGS

The application relates to Woodcroft, a detached bungalow featuring a cross pitched roof. The dwelling is set to the northern side of the highway and is served access through a front paved driveway. There is front garden amenity space and front boundary planting set between the property and the roadside. Further garden amenity space is contained to the rear of the dwelling as well as a rear patio area. In terms of external materials, the dwelling is composed of facing brickwork and light coloured stonework to the walls, a concrete tiled roof and white uPVC windows.

The sites locality is characterised by other detached residential properties which display some variance in external facing materials. There is also variance in scale between two storey properties, bungalows that have been converted at roof level and bungalows.

With regard to policy constraints, the site is located within the East Grinstead built up area.

APPLICATION DETAILS

The proposal would develop a single storey rear extension which would measure at approximately 6.3m in maximum length, 10.3m wide, 2.4m high to the eaves and 5.2m high to the ridge. The proposed extension would be composed of light grey render to the walls, plain roof tiles and white uPVC windows.

The proposal would also demolish the existing chimney stack and would add a new window to the side (west) elevation as well as removing the garage door to the principal (south) elevation and adding another window.

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 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.

Neighbourhood Plan

East Grinstead Neighbourhood Plan (Made November 2016)

Relevant Policies:

Policy EG3 - Promoting Good Design

Mid Sussex District Plan 2021-2039 Consultation Draft

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 is currently at Examination with initial hearings held in February/March 2026. The Council is consulting on Main Modifications which are required to ensure the plan is legally compliant and sound. The District Plan remains at Examination until the Inspector has published his report, until that time 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:

DPS1 - Climate Change

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) (August 2026)

The National Planning Policy Framework (NPPF) 2026 is a material consideration. Policy DP3.

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
- Impact on Neighbouring Amenities
- Biodiversity Net Gain

Design and Character

DP26 of the 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 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'*

Policy EG3 of the East Grinstead Neighbourhood Plan seeks to promote good design through the following measures:

- a) The form of the proposed development is proportionate and in keeping with the scale, height, materials and site coverage of the surrounding area;*
- b) The layout of the proposed development respects the topography and character of the site, protects important landscape features and does not harm adjoining amenity;*
- c) The proposal does not result in the loss of buildings or spaces that would have an unacceptable impact on the character of the area;*
- d) The proposal ensures satisfactory means of access for vehicles and pedestrians and provides adequate parking, cycle storage and refuse facilities on site;*
- e) 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;*
- f) New development must be inclusive and where appropriate make satisfactory provision for the safe and easy access for those with mobility impairment; and*
- g) 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*
- h) Proposals make provision for green infrastructure and biodiversity enhancement..*

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.'

In terms of rear extensions, principle DG51 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'

Whilst the proposed extension would be contained to the rear, the proposal would raise the overall height of the roof profile to the side when compared to the existing arrangement. However, the proposed extension would not exceed the existing main wing of the bungalow in height. It is therefore considered that the proposed extension would relate well towards the existing and would not appear overly incongruous within its context.

The proposal would also demolish the existing chimney stack to the main wing. This is not considered to be of any particularly significant architectural merit and its removal is not considered to be contentious.

Additional windows would be installed to the principal (south) and side (west) elevations. It is considered that the use of matching white uPVC material would help the windows assimilate with the existing.

Accordingly, the proposal is considered to comply with the provisions of DP26 of the Mid Sussex District Plan and EG3 of the East Grinstead Neighbourhood Plan in terms of character and design.

Impact on Neighbouring Amenities

In terms of impact upon neighbouring amenities, Policy DP26 of the District Plan 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 DP29);'

When considering impact upon neighbouring amenity, policy DP26 of the District Plan states that development proposals 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. Policy EG3 of the Neighbourhood Plan states that the development should not harm amenity.

In cases where there is a discrepancy between District and Neighbourhood Plan policies, legislation states that greater weight should be given to the Plan (and policy) that has been adopted at a later date. In this instance the East Grinstead Neighbourhood Plan was made in November 2016 and the Mid Sussex District Plan adopted in March 2018. As such, it is considered that greater weight should be given to the District Plan policy, DP26, with the test being whether the proposal would result in significant harm to neighbouring amenities.

The proposed extension would be sited towards the shared boundary with Furzefield. The neighbouring dwelling at Furzefield has a translucent, unobscured glazed doorway to its side (west) elevation which serves a utility.

Principle DG47 of the Design Guide states among other matters that all dwellings should benefit from daylight and sunlight levels that conform to BRE (Better Regulation Executive) standards. Further guidance is set out within the "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice" document. The "25 degree test" can be applied when the centre of the impacted window is measured in reference to the proposed development opposite. If the development falls within a 25-degree angle drawn from a horizontal line, it is likely that the proposal will have an adverse impact on the daylight and sunlight received by the window.

When assessed against the 25 degree test, it is considered that the proposed extension would pass. Although there may be some loss of direct sunlight experienced during the afternoon hours, it is considered that this opening serves a non-habitable room.

A new window would be added to the western elevation which would serve an en-suite. It is considered that the level of outlook offered from this window would reflect the current arrangement on site and would not give rise to an undue level of harm.

Accordingly, the proposal is considered to comply with the provisions of DP26 of the Mid Sussex District Plan and Policy EG3 of the East Grinstead Neighbourhood Plan in terms of neighbouring amenities.

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 is appropriate in terms of design and will not negatively impact on the host dwelling nor its immediate setting and will not harm neighbouring amenities.

The proposal will comply with Policies DP26 of the District Plan, Policy EG3 of the East Grinstead Neighbourhood Plan, the MSDC Design Guide and the requirements of the NPPF.

Decision: Permission

Case Officer: Stefan Galyas