

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1234	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Proposed single storey rear extension, single storey front extension and first floor front extension.		
Site:	21 Kitsmead, Copthorne, Crawley, West Sussex, RH10 3PN, , ,		
Validation Date	16 May 2025	Overall Expiry Date:	6 Jun 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	8 Jul 2025
Target Date:	11 Jul 2025	Recommending Officer Signature:	<i>Catherine Cardin</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	9 Jul 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1234

**21 Kitsmead, Copthorne, Crawley, West Sussex, RH10 3PN, ,
Proposed single storey rear extension, single storey front extension and first floor front extension.**

Mr Sean Parker

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

SOUTHERN WATER

No objection.

PARISH COUNCIL OBSERVATIONS

Defer to officer.

INTRODUCTION

Planning permission is sought for a proposed single storey rear extension, a single storey front extension and first floor front extension.

RELEVANT PLANNING HISTORY

No relevant planning history.

SITE AND SURROUNDINGS

21 Kitsmead is a detached two-storey dwelling. It is constructed of red brick, with grey upvc windows and a pantile roof. The property benefits from off road parking to the front of the property and a garden to the rear.

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

APPLICATION DETAILS

The application seeks planning permission for single storey extensions to be erected to the front and rear, and a first-floor front extension of no. 21 Kitsmead, Copthorne.

Plans show that the existing first floor would be extended to form an extended bedroom and ensuite on the first floor. Plans show the extended bedroom would measure some 4.9 metres in width and some 3.1 metres in depth. This would have a height to the eaves of some 5.8 metres, a maximum height of some 7.6 metres and would have a gable roof. This would have plain hanging tiles to the front elevation and concrete roof tiles to match the existing.

It is also proposed to extend the existing ground floor to the front of the property to form an extended lounge. This would measure some 4.1 metres in width and some 3.1 metres in depth. This would have a maximum height of some 3.8 metres and a height to the eaves of some 3.1 metres. This would have a crown roof and bonnet hip tiles.

Plans show it is also proposed to construct a rear single storey extension. This would span the width of the house and would measure some 9.4 metres in width and some 3.4 metres in depth. This would have a maximum height of some 3.7 metres and a height to the eaves of some 2.5 metres. This would have a mono pitched roof, with face brickwork and concrete roof tiles to match the existing. It is also proposed to install 3 no. roof lights on the rear roof pitch and bifold doors on the rear (eastern) elevation.

Plans show that the existing integral garage would be extended to form a utility.

Finally, it is proposed to remove a door on the side (southern) elevation and to replace an existing window on this elevation with a door.

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 Copthorne 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 - Design and Character

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

Copthorne Neighbourhood Plan made in 2021.

Relevant policies:

CNP1: General Development Requirements

CNP12 CA5: Post War Copthorne

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:

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) (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
- Impact on neighbouring properties
- Biodiversity Net Gain

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 DP29);*
- 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 CNP1 of the Neighbourhood Plan states (in part):

'CNP1.1 Proposals will be supported where they sustain or reinforce the positive aspects that make up the individual character and distinctiveness of each Character Area, as defined on the Policies Map, in which they sit.

CNP1.6 Extensions to existing buildings will be supported provided they adhere to other policies in the development plan and:

- a) Are no higher than the existing building.*
- b) Do not conflict with traditional boundary treatment of an area.*
- c) Use materials which are compatible with materials of existing/surrounding buildings.'*

Policy CNP12 of the Neighbourhood Plan states:

'CNP12.1 As appropriate to their scale and nature development proposals within the defined Character Area 5 - The Post War Copthorne Character area (as shown on the Policies Map) should deliver high quality development which takes account of their immediate locality. In particular development proposals should sustain and where practicable reinforce the positive aspects of the character area and respond positively to the identified sensitivity to change matters included in sections 4.10 and 4.11 of the Copthorne Heritage and Character Assessment (May 2019)

The Mid Sussex Design Guide SPD also provides advice for extensions to dwellings. Principle DG49 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.'

Principle DG50 of the Mid Sussex Design Guide SPD provides advice for front extensions to dwellings and states that:

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 provides advice for rear extensions to dwellings 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 proposed extensions and alterations would be of forms and designs which are in proportion and appropriate to the character of the existing dwelling. The first-floor front extension and single storey extension would be visible from the street scene. There are similar designs to the proposal found within the vicinity. It is considered that the proposed gable roof of the first-floor front extension appropriately considers the character of the host dwelling. As the proposal includes materials to match the existing, it is considered that the proposal would provide a consistent finish. The proposed rear extension would not be visible from the street scene and, as such, it is not considered that there would be significant harm to the character of the area.

The proposal is therefore considered to comply with Policy DP26 of the District Plan, policies CNP1 and CNP12 of the Copthorne Neighbourhood Plan and the relevant principles 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);"

Policy CNP1.2 of the Copthorne Neighbourhood Plan states:

'Proposals for new development should not cause unacceptable harm to the amenity (including general activity, access, noise, privacy, daylight, and sunlight) of existing and future occupants, both on site and nearby.'

Under section 38(5) of the Planning and Compulsory Purchase Act 2004 if a policy contained in a development plan for an area conflict 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 CNP1 of the Copthorne Neighbourhood Plan is considered to take precedence and therefore the test in this instance is whether the development causes unacceptable harm to neighbouring amenities as outlined above.

To the northern side is 19 Kitsmead which would be some 2.7 metres from the proposed first floor extension. The proposed first floor extension would increase the size and scale of the built form towards the side (northern) boundary with this neighbour. Given that the proposal would have a similar depth and maximum height as the neighbouring property, it is not considered that the proposal would lead to unacceptable harm to the light and outlook of this neighbour. As there are no windows on either side elevation it is not considered that the proposal would give rise to any significant overlooking concerns. The proposed single storey rear extension would be set away from this neighbour by some 2.7 metres. Given the single storey nature of the proposal and the pitched roof design, it is considered that the proposal would not cause unacceptable harm to the amenities of this neighbour.

On the southern side is 23 Kitsmead, which would be some 2.2 metres from the proposed single storey front extension. Given the single storey nature of the proposal and the crown roof design, it is considered that the proposal would not cause significant harm to the amenities of this neighbour. This neighbour would also be some 2.2 metres from the proposed single storey rear extension. Whilst it is considered that the proposed rear extension would cause a loss of light and outlook to the neighbour, it is not considered significant enough to warrant the refusal of this application. Given the single storey nature of the proposal and the pitched roof design, it is considered that the proposal would not cause unacceptable harm to the amenities of this neighbour. The proposal includes removing a side door and replacing a window with a door on the side (southern) elevation. Given that there is already an existing window in the same position as the proposed door and the existing boundary treatments, it is not considered that the proposal would give rise to any significant overlooking concerns.

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 considered that unacceptable harm would not be caused to the amenities of neighbouring properties in terms of loss of privacy, overbearing impact or loss of daylight and sunlight. Therefore, in terms of neighbouring amenities, the proposal complies with Policy DP26 of the District Plan, Policy CNP1 of the Copthorne Neighbourhood Plan and the relevant principles of the Mid Sussex Design Guide SPD.

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 Policy DP26 of the District Plan, Policies CNP1 and CNP12 of the Copthorne Neighbourhood Plan, the MSDC Design Guide and the requirements of the NPPF.

Decision: Permission

Case Officer: Catherine Cardin