

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2419	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Proposed front extension to accommodate garage and turntable and alterations to roof over.		
Site:	Link Cottage, Ship Street, East Grinstead, West Sussex, RH19 4EF, , ,		
Validation Date	29 Sep 2025	Overall Expiry Date:	7 Nov 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	14 Nov 2025
Target Date:	24 Nov 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>Steven King</i>	Date:	17 Nov 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2419

**Link Cottage, Ship Street, East Grinstead, West Sussex, RH19 4EF, ,
Proposed front extension to accommodate garage and turntable and alterations to roof over.
Mr And Mrs Targett**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Southern Water

No objection.

TOWN COUNCIL OBSERVATIONS

No comment.

INTRODUCTION

The planning application seeks permission for a proposed front extension and turntable.

RELEVANT PLANNING HISTORY

03/01818/FUL- Formation of dormer at First Floor Level. Permission.

DM/17/4387- Conversion of integral garage to habitable accommodation. Permission.

SITE AND SURROUNDINGS

Link Cottage is a two-storey detached property. The dwelling is characterised by white render and grey upvc windows. The property benefits from off road parking to the front of the property and an attached garage. The property lies in an elevated position and is accessed via a steep drive from Ship Street.

The property lies within the built area boundary of East Grinstead and lies to the southwest of East Grinstead Conservation Area. Neighbouring properties are located to the north, south and east. Highway is located to the west.

APPLICATION DETAILS

Planning permission is sought to construct a single storey front extension.

The extension would have a maximum width of some 7.9 metres and a maximum depth of some 6.3 metres. This would have a hipped pitched roof with a maximum height of some 3.2 metres and a height to the eaves of some 2.3 metres. This would be finished in external materials to match the existing. It is proposed to use this as a garage.

It is also proposed to install a turntable to the south of the proposed garage. This would measure some 3.8 metres in diameter.

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

DP35 - Conservation Areas

Site Allocations DPD

The SADPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

No relevant policies

Neighbourhood Plan

East Grinstead Neighbourhood Plan made in 2016.

Relevant policies:

Policy EG3 - Promoting Good Design

Policy EG4 - Designated and Non Designated Heritage Assets.

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) 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;

- Impact on Heritage Assets and Character and Appearance
- Neighbouring amenities
- Biodiversity Net Gain

Impact on Heritage Assets and Character and Appearance

Policy DP35 of the District Plan in part states that:

'Development will also protect the setting of the conservation area and in particular views into and out of the area. New buildings of outstanding or innovative design may be acceptable in conservation areas provided that their impact would not cause material harm to the area.'

Policy EG4 in the Neighbourhood Plan has similar aims.

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.'

Policy EG3 of the East Grinstead Neighbourhood Plan relates to design and states:

'Planning permission will normally be granted where development proposals meet the following criteria:

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. Due to infrastructure constraints within the town, all new development proposals, which generate a net increase in traffic (excluding householder applications), will be required to contribute towards improving the walking and cycle network related to the development and be of a recognised acceptable standard.

Principle DG49 of the Mid Sussex Design Guide relates to general principles for extensions 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.'

Principle DG50 of the Mid Sussex Design Guide relates to front extensions 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.'

Paragraphs 212 - 215 of the NPPF states:

'212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'

213. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

214. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a) the nature of the heritage asset prevents all reasonable uses of the site; and
b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.

215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

The application site lies within the setting of the East Grinstead Conservation Area.

It is considered that the proposed front extension is relatively modest in scale and would be discretely located from public views. The proposal is considered to be well-integrated with the existing scale, form and massing of the property and would allow the original building to remain the dominant element of the property. As the proposal includes wall and roof materials to match the existing, it is considered that the development would provide a consistent finish. It is considered that the proposed hipped pitched roof responds appropriately to the character of the existing dwelling.

The proposal is therefore considered to address the character of the existing dwelling and the surrounding buildings and would protect the setting of the East Grinstead Conservation Area. As such the proposal is deemed to comply with the above part of policies DP26 and DP35 of the District Plan, policies EG3 and EG4 of the Neighbourhood Plan and principles DG49, DG50 of the Mid Sussex Design Guide SPD and the relevant paragraphs of the NPPF.

Impact on Neighbouring Amenities

In terms of impact on neighbouring amenities, Policy DP26 of the District Plan states 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'*.

To the north is 1-10 Old Stone Link. Given the single storey and modest nature of the proposal, it is not considered that the proposal would cause significant harm to the light and outlook of these neighbours.

As no windows are proposed on the side elevation, it is not considered that the proposal would give rise to significant overlooking concerns.

To the south is 3 Clarendon Court. Given that the proposal would be offset from the shared boundary by some 17 metres, it is not considered that the proposal would cause significant harm to the light and outlook of these neighbours. A window is proposed on the side elevation. Given the single storey nature of the design, it is not considered that the proposal would give rise to 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.

The proposal is therefore considered to comply with Policy DP26 of the District 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

The proposal is considered to be acceptable 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 would accord with the requirements of policies DP26 and DP35 of the Mid Sussex District Plan and policies EG3 and EG4 of the Neighbourhood Plan. It is therefore considered acceptable.

Decision: Permission

Case Officer: Catherine Cardin