

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2946	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Proposed ground and first-floor extensions, internal reconfiguration including conversion of garage to habitable room and new/altered window and door openings, with materials matching existing house.		
Site:	49 Blount Avenue, East Grinstead, West Sussex, RH19 1JJ, , , ,		
Validation Date	24 Nov 2025	Overall Expiry Date:	30 Dec 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	14 Jan 2026
Target Date:	19 Jan 2026	Recommending Officer Signature:	<i>Catherine Cardin</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
--	--	-------------------------------	---

Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	15 Jan 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2946

**49 Blount Avenue, East Grinstead, West Sussex, RH19 1JJ, , ,
Proposed ground and first-floor extensions, internal reconfiguration including conversion of garage to habitable room and new/altered window and door openings, with materials matching existing house.
Mr Henry Williams**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

MSDC Flood Risk and Drainage

No objection.

TOWN COUNCIL OBSERVATIONS

No comment.

INTRODUCTION

The proposal seeks planning permission for a proposed ground and first-floor extensions, conversion of garage to habitable room and new/altered window and door openings at 49 49 Blount Avenue, East Grinstead, RH19 1JJ.

RELEVANT PLANNING HISTORY

GR/084/78- Rear extension and front entrance porch. Permission.

GR/219/85- Covered passageway. Permission.

SITE AND SURROUNDINGS

49 Blount Avenue is a detached two storey dwelling. The property is characterised by red brick, white upvc windows and a plain tile roof. The property benefits from off street parking to the front and rear garden. The dwelling house is set well back from the road, and the ridgeline of the roof is orientated at 90 degrees to the road. An attached garage with pitched roof is located to the east of the dwelling and there is sufficient off-road parking for approximately 2 cars to the front. The property has been previously extended to the rear and front.

The property lies with the built-up area boundary of East Grinstead. Neighbouring properties are located to the east and west. Highway is located to the north.

APPLICATION DETAILS

The application seeks permission to construct a part two-storey and part single storey rear extension, and to convert an existing garage to a habitable room.

The part two-storey and part single storey extension would be located on the rear (southern) extension. The ground floor extension would measure some 2.2 metres in width and some 3.1 metres in depth. This would have a flat roof with a maximum height of some 2.9 metres. This would have one lantern rooflight and French doors on the rear (southern) elevation. It is also proposed to install bifold doors on the side

(eastern) elevation. This would have external materials to match the existing. The first-floor extension would measure some 4.5 metres in width and some 3.1 metres in depth. This would have a hipped roof with a maximum height of some 7.2 metres and a height to the eaves of some 5.1 metres. It is also proposed to install a window on the rear elevation of the first-floor extension. The first-floor extension would have hanging tiles on the first-floor elevation and plain roof tiles to match the existing.

The application also seeks permission to convert the attached garage and install a window on the front (northern) 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 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.

Relevant policies:

No relevant policies

Neighbourhood Plan

East Grinstead Neighbourhood Plan was made in 2016.

Relevant policies:

Policy 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
- Flood risk and drainage
- 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.'*

This ethos is also reflected under policy EG3 of the Neighbourhood Plan.

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 DG51 of the Mid Sussex Design Guide relates to rear extensions and 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.'

The proposed two storey rear extension would be an appropriate scale and would be subordinate in size to the existing dwelling. It is considered that the hipped roof design would coordinate well with the existing property. The use of external materials to match the existing would provide a consistent finish. Regarding the replacement of the garage door with a window, 34 and 28 Blount Avenue have completed similar works, so this aspect of the proposal is not considered harmful to the street scene.

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, DG50 of the Mid Sussex Design Guide SPD.

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'*. Policy H9 in the Neighbourhood Plan refers to *'The privacy, daylight, sunlight and outlook of adjoining residents are safeguarded.'* As such there is some conflict between the two policies.

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 DP26 of the District Plan is considered to take precedence and therefore the test in this instance is whether the development causes significant harm to the amenities of existing nearby residents.

To the west is 51 Blount Avenue. Whilst it is considered that the proposed two storey extension would cause a loss of light and outlook, it is considered that the level of harm that would occur would not be significant enough to warrant the refusal of this application. As the proposed first floor extension would have a hipped roof which would slope away from these neighbours, and as this neighbour is set further back in its plot, it is not considered that the development would cause significant overshadowing or enclosure. No windows are proposed on the side elevation so it is not considered that that proposal would give rise to overlooking concerns.

To the east is 47 Blount Avenue. As this neighbour would be offset from the development by some 6.9 metres it is not considered that the proposal would affect the light and outlook of this neighbour. No windows are proposed on the side elevation so it is not considered that that proposal would give rise to 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 therefore considered that the proposal would not cause significant harm to the amenities of neighbouring properties. The proposal is therefore deemed to accord with the above-mentioned part of policy DP26 of the District Plan.

Flood risk and drainage

DP40 of the MSDC District Plan states in part that:

'Proposals for development will need to follow a sequential risk-based approach, ensure development is safe across its lifetime and not increase the risk of flooding elsewhere. The District Council's Strategic

Flood Risk Assessment (SFRA) should be used to identify areas at present and future flood risk from a range of sources including fluvial (rivers and streams), surface water (pluvial), groundwater, infrastructure and reservoirs. Particular attention will be paid to those areas of the District that have experienced flooding in the past and proposals for development should seek to reduce the risk of flooding by achieving a reduction from existing run-off rates.

The property is within flood zone 1 and is at risk of fluvial flooding and at very low risk of surface water flooding. MSDC Drainage have been consulted on the application and considers that the proposed development would be classified as a 'minor extension', being less than 250 square metres. Subject to the proposed development incorporating all flood mitigation and resilience measures set out within the Flood Risk Assessment (by A.D. Architectural Design dated 23rd November 2025), including finished floor levels, they have no objection to the proposal.

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, 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