

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/3137	Case Officer:	Anna Tidey
Application Type:	Householder Application		
Proposal:	Proposed garage conversion, porch to front elevation, internal changes and new detached garage building.		
Site:	Ty Gwilym, Worsteds Lane, East Grinstead, West Sussex, RH19 3UF, , ,		
Validation Date	4 Mar 2026	Overall Expiry Date:	25 Mar 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	23 Apr 2026
Target Date:	29 Apr 2026	Recommending Officer Signature:	Anna Tidey

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	23 Apr 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/3137

**Ty Gwilym, Worsted Lane, East Grinstead, West Sussex, RH19 3UF, ,
Proposed garage conversion, porch to front elevation, internal changes and new detached
garage building.
Mr And Mrs T Gunstone**

SUMMARY OF REPRESENTATIONS

None received.

CONSULTATIONS

Tree Officer: I have reviewed the Arboricultural Impact Assessment (AIA), Arboricultural Method Statement (AMS), and Tree Protection Plan (TPP) for this proposal.

I note the loss of one tree, which is a category U. This is acceptable and would probably have to be removed despite the proposed development. The tree protection measures are sufficient to protect the retained trees. I have no objection. Please condition adherence to the AIA, AMS, and TPP.

TOWN COUNCIL OBSERVATIONS

East Grinstead Town Council: No comment.

INTRODUCTION

This application seeks planning permission for a proposed garage conversion, a new porch on the front elevation of the house, internal changes and a new detached garage building, at a residential property known as Ty Gwilym on Worsted Lane, off Lewes Road to the east of East Grinstead.

RELEVANT PLANNING HISTORY

GR/186/78. Side extension. Approved August 1978.

SITE AND SURROUNDINGS

'Ty Gwilym' is a 4 bed detached house located off an established road of dwellings off Lewes Road, outside the built up area boundary of East Grinstead.

The house is constructed in a red brick with first floor vertical tile hanging and white windows. A conservatory addition has been added to the rear, providing access via a patio to the large private rear garden space.

The house is located at an angle to the road and has a linear form with a wide frontage. A flat roofed double garage has been added on the north western end of the building. Access to this is via a private tarmac driveway, which extends across the frontage of the house. There are a number of trees growing on and around the site boundaries.

The site is located in a red risk area for Great Crested Newts.

APPLICATION DETAILS

The submitted plans show the removal of the existing conservatory, the conversion of the existing garage, the addition of a front porch and related internal alterations to reconfigure the ground and first floor living space.

The garage conversion will allow the lounge to be enlarged and to form a new family room off an open plan kitchen/dining space, created by the removal of existing ground floor dividing walls. The remainder of the garage space is shown to be divided off to form a home office and gym.

As a result of the changed internal space the proposed elevations show new windows in the front elevation of the house to serve the new rooms, replacing existing smaller windows and the existing garage door. Changes to the ground floor windows are also proposed in the rear elevation, to include the provision of two pairs of French doors and a set of full height glazed bifold doors. New windows are proposed as a replacement for a pair of French doors with side glazing for the dining area, where the conservatory is removed.

The submitted plans show changes to the existing utility room located at the south eastern end of the house, nearest to the lane. The existing UPVC windows and roof are to be removed, the brick walls increased in height and a new tiled, pitched roofline added. The floor is to be dampproofed and the external walls insulated.

At first floor level the proposed floor plans show a new ensuite and walk in cupboard will be formed off the master bedroom, by the insertion of new stud walls, which is also to benefit from a dressing room formed from one of the existing bedrooms.

The proposed front porch addition will serve the front doorway and will extend 3.2m wide by 1.5m deep. The porch is shown to be constructed in brick with a hipped roofline reaching a maximum of 3.4m high, extending below the cill level of the first floor windows. A new front door will be located in the porch, extending the hallway internally.

The application has been amended during the determination. As originally proposed a new 7.6m wide by 6m deep timber framed car port style garage building was proposed with floor space in the roof. This garage was shown to be located at an angle to the northern end of the house.

The amended plans, received on 04.03.2026, show a redesigned 6.3m wide by 6.6m deep garage building built in brick with a flat roof set behind a 2.9m high parapet roof. It is proposed that the existing garage door is reused in the construction of the new garage. The proposed position for the garage remains the same.

The amended plans have been accompanied by an Arboricultural Impact Assessment (AIA), Arboricultural Method Statement (AMS), and Tree Protection Plan (TPP).

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:

DP12 Protection and Enhancement of Countryside
DP21 Transport
DP26 Character and Design
DP37 Trees, Woodland and Hedgerows
DP38 Biodiversity

Site Allocations Development Plan Document

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 on 2 November 2016.

Relevant policies:

Policy EG3 Promoting Good Design
Policy EG12 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 hearings were concluded on the 19th March 2026. 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:

DPS2 Sustainable Design and Construction
DPC1 Protection and Enhancement of the Countryside
DPB1 Character and Design
DPS6 Health and Wellbeing
DPN1 Biodiversity, Geodiversity and Nature Recovery
DPN4 Trees, Woodland and Hedgerows
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)

ASSESSMENT

It is considered that the main issues that need to be considered in the determination of this application are as follows:

- The Principle of Development in the Countryside
- Design and Impact upon the street scene
- Impact on residential amenities
- Parking provision
- Impact upon trees
- Biodiversity
- Biodiversity Net Gain

The Principle of Development in the Countryside

The site lies in an established area with surrounding residential properties on the eastern approach into East Grinstead. The area lies in the countryside, outside the built up area, and outside the High Weald AONB/National Landscape boundaries. The proposed works affect an established residential property within a large residential curtilage.

The primary objective of the MSDC District Plan with respect to the countryside is to secure its protection by minimising the amount of land taken for development that does not need to be there. Policy DP12 is relevant. Rural development will be permitted where it maintains, or where possible enhances, the quality of the rural and landscape character of the District, and/or is necessary for the purposes of agriculture, or is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.

Given the overall design, scale and siting of the proposed development within an established residential curtilage, it is considered that the development will not create a harmful impact upon the rural setting of the property or the wider landscape.

The proposal will therefore accord with the aims of District Plan Policy DP12 and NPPF guidance for rural development.

Design and Impact upon the street scene

Policy DP26 of the District Plan relates to character and design and requires all proposals to be well designed and reflect the distinctive character of the towns and villages as well as addressing the character and scale of the surrounding buildings and landscape.

The Council's adopted Design Guide is a material consideration in the determination of the application. Chapter 9 of the Design Guide relates to household extensions. Design Principle DG49 states that extensions should respond to the design of the original dwelling and applicant will be expected to demonstrate how local character has informed the design proposal.

Design Guide Principle DG50 refers to Front and Side extensions and states that they will be resisted where they have an adverse impact on the street scene or the appearance of a dwelling.

The East Grinstead Neighbourhood Plan contains Policy EG3 - Promoting Good Design. This sets out a series of criteria for new development, requiring that the form of the proposed development is proportionate and in keeping with the scale, height, materials and site coverage of the surrounding area and that the layout of the proposed development respects the topography and character of the site, protects important landscape features and does not harm adjoining amenity.

The proposed alterations and extensions to the house and the construction of the new garage are considered acceptable and will complement the style of the original dwelling. The garage conversion, the additions to the house and the new detached garage will not harmfully affect the overall character and appearance of the area or public views from the street.

Consequently the design and appearance of the proposed extensions and new garage are considered to accord with Policy DP26 of the Mid Sussex District Plan, the aims of Policy EG3 of the East Grinstead Neighbourhood Plan and with the relevant Design Guide principle.

Impact on residential amenities

Policy DP26 of the District Plan requires developments to demonstrate that it does not cause significant harm to amenities of existing nearby residents (or future occupiers), taking into account matters such as impact on light, privacy and outlook.

In addition Principle DG45 in the Design Guide refers to the need to consider privacy of existing and future residents and it is noted that privacy may be affected by the relationship of buildings to each other.

The immediate neighbouring properties are the detached property to the south at Rosehill and Three Trees to the north, both of which are also accessed off Worsted Lane.

The proposed alterations and additions to the house are at ground floor level and located around the building footprint. As such, it is considered that these proposed alterations, and the construction of the new porch, would not cause significant harm to the immediate neighbours, which are well screened by boundary hedges and vegetation, as well as by the building itself. Given the modest nature of the proposal, it is considered that this element of the proposal would not cause significant harm to the amenities of the neighbours.

The garage will be constructed within the established front garden of Ty Gwilym. There is sufficient boundary screening from trees and hedges to shield the new garage from the neighbouring properties.

The proposal accords with the requirements of the more up to date Policy DP26 of the District Plan, Policy EG3 of the East Grinstead Neighbourhood Plan and the relevant principles of the Design Guide.

Parking provision

The proposal will not increase the number of bedrooms in the house. Depending upon the use of the first floor rooms there could be a reduction in the number of bedrooms from four to three.

For a four bed property located in Ashurst Wood and East Grinstead South Ward the West Sussex County Council Guidance on Parking recommend 2.7 spaces should be provided.

There is sufficient parking space for at least 3-4 cars to park and turn, including within the proposed garage and on the maintained hardstanding. The on site parking provision will accord with the requirements of the West Sussex County Council Guidance, the aims of District Plan Policy DP21 and Policy EG12 of the East Grinstead Neighbourhood Plan.

Impact upon trees

District Plan Policy DP37 is relevant in the determination of the application. This seeks to protect trees, woodland and hedgerows for development to protect their visual amenity value and the character of an area.

There are evergreen conifer trees growing on the northern boundary of the site in close proximity to the proposed new garage. During the course of determining this application the AIA, AMS and TPP submitted with the application has been reviewed by the Tree Officer and she finds that this will adequately protect the boundary trees.

With a condition to require that the works are undertaken in accordance with the submitted Arboricultural documents it is considered that the proposal will accord with the aims of District Plan Policy DP37.

Biodiversity

Policy DP38 of the District Plan seeks to ensure that biodiversity will be protected and enhanced to ensure that there is no net loss of biodiversity.

It is recommended that an Informative is attached to the decision for this application to make the applicant aware of their responsibility to protect Great Crested Newts and/or their habitats during the course of the development.

It is considered that the proposal complies with Policy DP38 of the Mid Sussex District Plan and the aims of the NPPF.

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 proposed alterations and porch extension will enlarge the living accommodation at the property. The new garage will replace the converted garage space. It is considered that the form and scale of the additions and alterations will not adversely affect the character and appearance of the property within the street scene of Worsted Lane, and will accord with Policy DP26 of the Mid Sussex District Plan, the aims of Policy EG3 of the East Grinstead Neighbourhood Plan and with the relevant Design Guide principles.

It is considered that the proposed development will not cause significant harm to the neighbouring amenities. The proposal accords with the aims of District Plan Policy DP26, Policy EG3 of the East Grinstead Neighbourhood Plan and the relevant principles of the Design Guide.

The available on site parking provision will accord with the requirements of the West Sussex County Council Guidance. The proposal will therefore accord with District Plan Policy DP21 and the aims of Policy EG12 of the East Grinstead Neighbourhood Plan.

The trees around the site will be suitably protected to accord with the aims of District Plan Policy DP37.

Consequently this application is recommended for approval.

Decision: Permission

Case Officer: Anna Tidey