

Design, Access and Planning Statement

Address of Proposal

2. Home Platt. Sharpthorne, East Grinstead, West Sussex. RH19 4NZ

Introduction.

The proposal is for the enclosure of an open porch, garage conversion under a replacement flat roof structure, fenestration and internal alterations all to provide additional domestic accommodation.

The Site/ Access

The site is currently a detached, private dwelling. Constructed using local materials to a traditional design. All set within a mature, private garden. In all approximately 300m², (0.3 hectares) as shown on the site plan, all boundaries are clearly designated and fenced, which will all be retained.

There are no public rights of way within the property/ site.

There is of road, on-site parking to the rear of the property for minimum two vehicles.

Vehicle and pedestrian access to the site will be unaltered, hard landscaping will be retained.

Survey

Main features of the site including buildings and boundaries etc. are indicated on the measured survey drawing. The site is generally level on both compass axis.

Planning History

- HO/036/81 - 6ft. high close boarded fence on rear boundary of the property.
Approved 12th October 1981.

General

The proposal consists of

- The enclosure of an open covered porch area. 3.4mm wide x 1.8m, with replacement roof over.
- Conversion of redundant garage to habitable accommodation, with replacement roof over. Incorporating front elevational alteration from a garage door to window with matching masonry below.
- Fenestration and general internal alterations.

Site Constraints

The site lies within the built-up area of Sharpthorne and the High Weald Area of Outstanding Natural Beauty.

Relevant Planning Policies

- The National Planning Policy Framework (NPPF) (2024) is a material planning consideration when assessing and determining planning applications.
- Planning Practice Guidance (PPG)
- National Design Guide (2019)

- **Mid Sussex District Planning Framework (2018):**
 - DP16 - High Weald Area of Outstanding Natural Beauty
 - DP21 - Transport
 - DP26 - Character and Design

- **West Hoathly Neighbourhood Plan (April 2015)**
 - WHP5 - Protection of Parking

- **High Weald AONB Management Plan 2024-2029**

Design.

The proposal has been designed with regards to existing approved, porch enclosures and garage conversions within Home Platt specifically and the local area generally.

Impact on neighbours and surrounding areas.

The site is adjacent to and has its direct access to Home Platt, a public highway.

The existing garage is too small to accommodate even the most modest of modern cars, accessed via steep gradient concrete drive, which is not of sufficient length to accommodate a parked car clear of the pedestrian pathway to Home Platt.

Therefore, existing parking for two cars is to the rear of the property with gated access from Station Road.

The site is relatively secluded, with fencing, plant screening to all boundaries.

The proposed enclosure and conversion is to be contained within the existing "envelope" of the dwelling, set well away from both the adjacent boundaries, neighbours.

The "adjacent" neighbours being.

- Nos 1, detached, to the North-West, 3.5m from the application property, garage and porch enclosure. With a 1.5m high post and panel fence on the boundary line, between.
- Nos 3, detached, to the South-East, 6.0m from the application property, garage and porch enclosure.

This proposal therefore will have no increased impact/ cause no harm to the amenities or outlook of the neighbouring properties.

The proposed fenestration alteration will benefit Nos 1, with the removal of existing windows and personnel door on the flank wall facing their property.

The proposed fenestration alteration will have no effect to Nos 3.

The proposed internal works have no impact on either neighbour, Nos 1 or 3.

Discussion

The proposal has been designed within the constraints of the latest applicable national and local planning policies and guidance.

The proposal has been designed with reference and regards to existing altered, extended properties within Home Platt. To incorporate existing structure, open covered porch and redundant garage, to generally increase usable habitable floor area, improve the layout of the property, bringing it up to how modern families live their daily lives. All without any additional extensions to the property.

The proposal has been considered with regards to the orientation of the site with the primary outlook of the enclosure and conversion extensions, to the South-West, being over the private gardens to Home Platt, with no overlooking views to adjacent neighbouring properties.

There will be no alteration, reduction in available, usable car parking to the property.

Conclusion.

With reference to the applicable planning policies and identified existing, approved, very local, enclosures and conversions.

The proposed scheme will provide a well-designed, family orientated dwelling, providing modern living space that will enhance and improve the property, incorporating modern, materials and high standard workmanship.

We therefore request that the planning authority supports and approves the application.

Prepared by: - M. & J. Design Services Ltd. 23rd January 2026