

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/0304	Case Officer:	Hamish Evans
Application Type:	Removal/Variation of Condition		
Proposal:	Variation of condition no 1 of planning application DM/23/1237 - to allow for design changes.		
Site:	9 The Meads, East Grinstead, West Sussex, RH19 4DF, , , ,		
Validation Date	6 Feb 2026	Overall Expiry Date:	4 Mar 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	31 Mar 2026
Target Date:	3 Apr 2026	Recommending Officer Signature:	Hamish Evans

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
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Signed and Agreed By:	Steven King	Date:	31 Mar 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/0304

**9 The Meads, East Grinstead, West Sussex, RH19 4DF, , ,
Variation of condition no 1 of planning application DM/23/1237 - to allow for design changes.
Mr Steve Sargent**

SUMMARY OF REPRESENTATIONS

One third-party representation letter has been received in response to this application. Whilst it does not raise an objection to the proposal it requests a replacement boundary treatment and that any damage caused to neighbouring properties is remedied by the developer.

SUMMARY OF CONSULTEES

None received.

TOWN COUNCIL OBSERVATIONS

East Grinstead Town Council

No comment.

INTRODUCTION

This application seeks permission, under section 73 of the Town and County Planning Act 1990, to vary condition 1 of planning permission DM/23/1237 which was granted on the 30th June 2023 for the 'Removal of existing garage, new double storey side, single storey front extension and single storey rear extension.' at 9 The Meads East Grinstead RH19 4DF.

RELEVANT PLANNING HISTORY

DM/23/1237. Removal of existing garage, new double storey side, single storey front extension and single storey rear extension. (Amended description 29.06.2023) Permission.

SITE AND SURROUNDINGS

The application site is located within the East Grinstead built up area boundary. The Meads is located to the east of the site and residential properties are located to the north, south and west of the site. The application site consists of a semi-detached two-storey dwelling and a single storey attached garage. The existing dwelling is characterised by bare brown brickwork walls, brown clay roof tiles and white uPVC window and door frames. The existing detached garage is characterised by bare brown brick walls, grey felt roofing and a brown metal garage door. The existing boundary treatment within the rear garden of 9 The Meads consists of a mixture of some 1.8 metre high closed board timber fencing and significant tree line. There are some three existing off-street parking spaces to the front of the property and one existing parking space within the existing garage. The surrounding area is residential in its nature which consists of two-storey three and four bedroom semi-detached dwellings that are characterised by similar external materials as 9 The Meads. A variety of two-storey and single storey rear and side extensions can be seen within the surrounding area.

APPLICATION DETAILS

The application seeks to amend the plans approved under planning permission DM/23/1237 which was granted on the 30th June 2023 for the 'Removal of existing garage, new double storey side, single storey front extension and single storey rear extension.' at 9 The Meads East Grinstead RH19 4DF.

The proposed change consists of increasing the depth of the proposed two-storey side extension by some 1.2 metres to the rear of the extension.

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, the Mid Sussex Site Allocations 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.

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.

There are no relevant policies.

East Grinstead Neighbourhood Plan

The East Grinstead Neighbourhood Plan was adopted November 2016

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 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.

DPB1: Character and Design

Mid Sussex Design Guide Supplementary Planning Document

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

The application is submitted under Section 73 of the Town and Country Planning Act 1990. The Act states that *"On such an application the local planning authority shall consider only the question of the conditions subject to which planning permission should be granted, and—*

(a) if they decide that planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted, or that it should be granted unconditionally, they shall grant planning permission accordingly, and

(b) if they decide that planning permission should be granted subject to the same conditions as those subject to which the previous permission was granted, they shall refuse the application."

The principle of the development has been established by virtue of the previous permission. As such it is only necessary to consider the specific changes that are proposed to the previously approved development. The proposed amendment consists of increasing the depth of the proposed two-storey side extension by some 1.2 metres to the rear of the extension.

Character and Design

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 while being sensitive to the countryside as well as addressing the character and scale of the surrounding buildings and landscape. In part the policy requires proposals to be of a high quality design and layout and includes appropriate landscaping and greenspace; and creates a sense of place while addressing the character and scale of the surrounding buildings and landscape.

A similar ethos is contained within policy EG3 of the East Grinstead Neighbourhood Plan and the Mid Sussex Design Guide SPD.

The proposed alterations are relatively modest in their nature and they would reflect the character, scale and appearance of the existing dwelling. They would not significantly alter what was previously approved at the site. Due to the rearward position of the proposed increase in depth there would be limited views of it from the surrounding area.

Taking into account the above the proposed works are considered to reflect the character and scale of the existing and surrounding buildings and landscape. Therefore, the proposal is considered to comply with policy DP26 of the Mid Sussex District Plan, the Mid Sussex Design Guidance SPD and policy EG3 of the East Grinstead Neighbourhood Plan.

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);'

A similar ethos is contained within the Mid Sussex Design Guide SPD.

A similar ethos is also found within Policies EG3 of the East Grinstead Neighbourhood Plan. Although Policy EG3 states that proposals should "not harm" adjoining neighbours amenity whereas policy DP26 of the MSDP states that development 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.

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

The resulting side extension would be set away from the boundaries of the site and the proposed increase in size is considered to be relatively modest. The proposal would also not include any additional side facing first-floor windows. Taking into account the above the proposal is not considered to cause significant harm to the amenities of nearby residents and the proposal complies with the above part of policy DP26 of the Mid Sussex District Plan and the Mid Sussex Design Guide SPD.

Other Matters

A third-party representation letter has been received requesting a replacement boundary treatment and that any damage caused to neighbouring properties is remedied by the developer. The issue of damages to neighbouring properties is a separate private legal issue not dealt with by the planning system. It has been confirmed that the applicant intends to erect a fence as replacement boundary treatment in the future, however this is not proposed as part of this application. The proposal does not seek to install replacement boundary treatment.

CONCLUSION

In conclusion the proposed alterations are considered to reflect the character and scale of the existing and surrounding buildings and would not cause significant harm to the amenities of nearby residents. Therefore, the proposal is considered to comply with policy DP26 of the Mid Sussex District Plan, the Mid Sussex Design Guidance SPD, policy EG3 of the East Grinstead Neighbourhood Plan and the relevant provisions of the NPPF.

Decision: Permission

Case Officer: Hamish Evans