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DESIGN STATEMENT IN SUPPORT OF HOUSEHOLDER PLANNING APPLICATION FOR A GROUND FLOOR FRONT EXTENSIONS, NEW FIRST FLOOR ADDITION, FENESTRATIONS ALTERATIONS AT COOMBE PLACE COTTAGE, TURNERS HILL ROAD, EAST GRINSTEAD, RH19 4LX

Site and Existing Building

Coombe Place Cottage is a detached, single storey residential dwelling located along Turners Hill Road, to the north of East Grinstead, within the area of Mid Sussex District Council. The property occupies a well-proportioned, landscaped plot set back from the highway, benefiting from a generous front garden and private rear garden enclosed by mature planting and boundary hedging.

The existing dwelling is a bungalow with a mix of brick and render red tiles to roof, white uPVC and grey windows/doors. The original footprint is relatively compact, and the overall scale of the building is modest. The dwelling sits within a mixed residential setting, where dwellings vary in style, age, and form. Both neighbours properties are larger two story dwellings.

Access to the property is gained via an established driveway from Turners Hill Road, with sufficient space for off-street parking. The surrounding plots also benefit from generous spacing and mature vegetation, providing a semi-rural character and a high degree of privacy between neighbours.

The property has not been extensively altered although has benefitted from a rear extension and garage conversion. However, the internal arrangement is constrained and does not fully meet modern living standards, particularly in terms of living space, energy efficiency, and natural light.

Proposal

The proposal seeks permission for a series of well proportioned and sensitively designed alterations to the existing property, including:

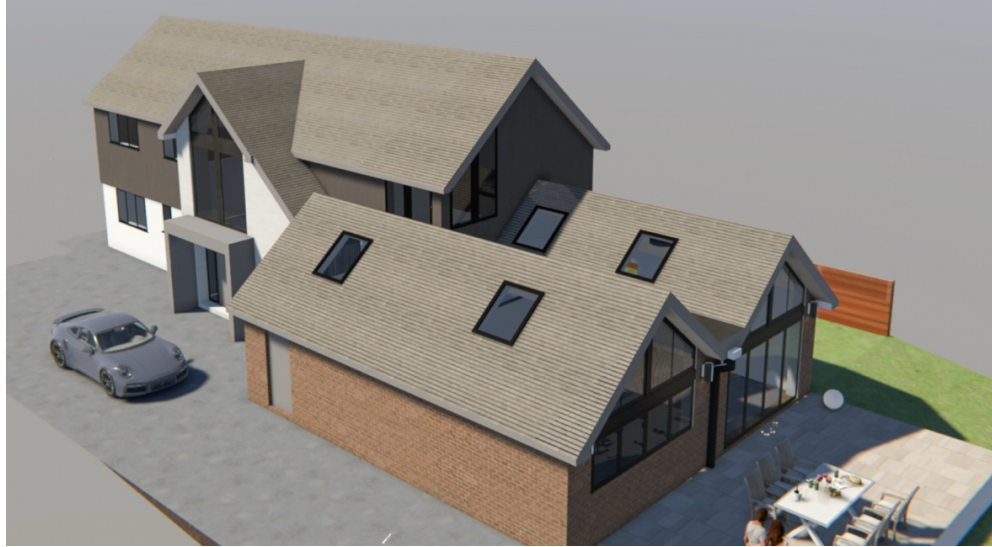
- A ground floor entrance hall extension to accommodate a staircase leading to the first floor level.
- The addition of an additional floor level at first floor level, positioned partly over the existing ground floor footprint to provide an additional bedroom and bathroom, improving the internal arrangement and suitability for family occupation.
- Fenestration alterations across both floors, involving the rationalisation of window positions and sizes to enhance the building's symmetry, natural lighting, and energy performance.
- Ground floor rear extension to increase living area.

The architectural approach is traditional and contextually appropriate, respecting the established form of the cottage while subtly modernising its appearance.

Externally, materials will be carefully matched to the existing dwelling, including red facing brickwork, plain roof tiles, timber cladding and stonework. The roof form will continue the existing pitch, ensuring visual consistency and an unobtrusive transition between old and new elements.

The proposed development will not increase the overall footprint excessively and will retain ample garden space to all sides.





Context

The wider context of Turners Hill Road and the surrounding area is architecturally diverse, featuring a variety of detached and semi-detached homes, cottages, and more contemporary dwellings. The heights and forms of these properties vary considerably—some are single-storey bungalows, others are traditional two-storey homes, and several have been extended vertically or laterally over time.

This variation in height, form, and design contributes to an eclectic and evolving streetscape, rather than a uniform or rigid architectural rhythm. The resulting visual diversity is a key characteristic of the local setting and reflects the natural evolution of the area.

Against this backdrop, the proposed first floor extension at Coombe Place Cottage will not appear dominant or out of character. Instead, it will sit comfortably within the established pattern of development, reflecting the mixed heights and scale of nearby dwellings. The proposal will therefore enhance the dwelling's functionality and design coherence while maintaining harmony with the wider context.

The site is not located within a Conservation Area, nor is the building listed. There are no heritage designations or protected trees that would be adversely affected by the proposed development.

Typology of nearby properties:



Planning History.

02/01458/FUL – Proposed single storey flat roofed shower room and conversion of garage to habitable room – Permission - 12 Aug 2002

Planning Policy

The proposal has been assessed against the relevant local and national planning policies, including the following:

Mid Sussex District Plan (2014–2031):

- DP26: Character and Design – development must reflect the character and scale of its surroundings, using high-quality materials and detailing.
- DP28: Accessibility – requires development to provide accessible and adaptable living environments.
- DP29: Noise, Air and Light Pollution – extensions should not cause harm to neighbouring amenity.
- DP37: Trees, Woodland and Hedgerows – encourages retention of existing trees and integration of landscaping.

East Grinstead Neighbourhood Plan:

- Policy EG3: Design – supports development that is sympathetic to local character, uses appropriate materials, and contributes positively to the town's built environment.

National Planning Policy Framework (NPPF, 2023):

- Section 12: Achieving Well-Designed Places – promotes well-designed, sustainable development that responds positively to local character while improving the functionality and quality of homes.

The proposed development accords with these policies, representing a sustainable enhancement that respects both the immediate site and its wider setting.

Planning Assessment

Scale and Massing:

The ground floor extensions are proportionate and subordinate to the existing dwelling. The first floor additional floor integrates seamlessly with the existing building form, maintaining the overall character of the house. The scale is consistent with the range of building heights in the surrounding area and will not create visual dominance or overdevelopment of the plot.

Design and Appearance:

The proposed materials, roof profiles, and fenestration details have been selected to complement the existing dwelling. The revised elevations will provide a more cohesive and balanced appearance, enhancing the architectural character of the property while remaining respectful of the rural vernacular.

Neighbouring Amenity:

Due to generous spacing and established planting, the proposal will not result in loss of light, outlook, or privacy to neighbouring properties. The orientation and design of new windows have been carefully considered to prevent overlooking.

Highways and Parking:

The proposal does not alter the existing vehicular access or parking arrangements. Adequate on-site parking will be retained, ensuring no adverse impact on highway safety or parking provision.

Sustainability:

The development will incorporate the following sustainable features:

- Compliance with Part L (2006) of the Building Regulations
- Energy-efficient design and low-energy lighting
- Locally sourced and recycled materials where appropriate

- Water-saving fixtures (dual flush WCs, low-flow taps, efficient appliances)
- External lighting designed for energy efficiency

Trees and Landscaping:

Existing boundary planting and trees will be retained and protected during construction. The landscaping and garden space will remain largely unaffected, preserving the natural setting and visual amenity of the site.

Conclusion

The proposed ground floor extension, first floor additional level, and fenestration alterations at Coombe Place Cottage have been carefully designed to deliver a high-quality and contextually appropriate improvement to the property.

The proposal enhances the internal functionality and appearance of the dwelling; respects the architectural integrity and proportions of the existing building; responds positively to the diverse local context, where buildings of varied heights and styles coexist harmoniously; protects the amenity of neighbouring occupiers; and complies fully with the relevant planning policies of the Mid Sussex District Plan, the East Grinstead Neighbourhood Plan, and the National Planning Policy Framework.

The development represents a modest and sustainable enhancement to an existing home, improving its design and usability without detriment to local character or amenity.

