

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/3262	Case Officer:	Andrew Horrell
Application Type:	Householder Application		
Proposal:	Proposed two storey side extension over existing garage. Single storey rear extension with raised decking. Part garage conversion. pitch roof over remaining part of ground floor garage. Front porch. (amended plans and description 05.02.2026)		
Site:	14 Lynton Park Avenue, East Grinstead, West Sussex, RH19 3XB, , , ,		
Validation Date	24 Dec 2025	Overall Expiry Date:	26 Feb 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	2 Mar 2026
Target Date:	18 Feb 2026	Recommending Officer Signature:	Andrew Horrell

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
--	--	-------------------------------	---

Signed and Agreed By:	Stephen Ashdown	Date:	2 Mar 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/3262

**14 Lynton Park Avenue, East Grinstead, West Sussex, RH19 3XB, , ,
Proposed two storey side extension over existing garage. Single storey rear extension with
raised decking. Part garage conversion. pitch roof over remaining part of ground floor garage.
Front porch. (amended plans and description 05.02.2026)
Mr And Mrs Hill**

SUMMARY OF REPRESENTATIONS

Comment from No.8 Gleave Close has commented that the work around the stream may increase risk to flooding to properties downstream.

SUMMARY OF CONSULTEES

West Sussex Nature Space: It is considered that the proposed development would present a low risk to great crested newts and/or their habitats. However, as the development is within the red Impact Risk Zone, as modelled by district licence mapping, I recommend that an informative is placed to any consent.

MSDC Flood Risk and Drainage: The proposed application is a minor development and fits within the EA Standing Advice.

As the gabion wall doesn't form part of the revised application, we have no objection to the proposed development on flood risk grounds.

As an advisory, we would suggest the Applicant considers resistance and resilience measures suggested within the EA standing advice and implements any they deem appropriate due to the increased flood risk in the vicinity of this as a residential site (which are classified as 'more vulnerable').

Drainage should be managed via Building Regulations and Building Control, as necessary.

TOWN COUNCIL OBSERVATIONS

No comment

INTRODUCTION

Planning permission is sought for a proposed two storey side extension over existing garage, a single storey rear extension with raised decking, a part garage conversion with installation of a pitch roof over remaining part of ground floor garage and the erection of a front porch.

SITE AND SURROUNDINGS

14 Lynton Park Avenue is a two-storey hipped roofed detached dwelling. The walls are face brickwork with attached set forward flat roofed garage and upvc doors and windows.

To the west of the site is the adjacent Neighbours No.12, to the east of the site is the adjacent No.16, to the south of the site is a modestly size rear garden with mesh fencing to woodland and stream beyond, and to the north is the driveway to highway beyond

The site is within the built-up area of East Grinstead.

RELEVANT PLANNING HISTORY

None relevant

APPLICATION DETAILS

The proposed first floor side extension over the existing garage approximately measures 4.3m in depth, 3m in width with a height to eaves of 4.8m and an overall height of 7.4m. This serves an enlarged bedroom 4 and a dressing room. The roofslope will be widened in line with the extension maintaining the existing eaves and ridge heights.

The proposed single storey rear extension measures 3.2625m in depth, approximately 6.35m in width with a height to eaves of 3.1m and an overall height of 4m.

The proposed raised decking approximately measures 3.2625m in depth, 5.5m in width with a height of 0.8m.

The part garage conversion is to turn the rear part of the garage into a utility room. The remaining pitched roofed garage measures some 3m in depth, 2.8m in width with a height of eaves of 2.4m and an overall height of 3.3m.

The proposed pitched roofed front porch measures 1.015m in depth, some 2m in width with a height to eaves of 2.2m and an overall height of 2.65m.

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 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:

DP21 - Transport
DP26 - Character and Design
DP41 - Flood Risk and Drainage

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

East Grinstead Neighbourhood Plan (made November 2016)

Relevant policies:

EG3 (Promoting Good Design)

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 stage 1 hearings were concluded on the 31st October 2024. There are unresolved objections to some of the Policies in the draft District Plan. 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:

DPB1 - Character and Design
DPS4 - Flood Risk and Drainage
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)

The National Planning Policy Framework (NPPF) 2024 is a material consideration. Paragraphs 8, 11, 131 and 135 are considered to be relevant to this application.

ASSESSMENT

Design and Character

Policy DP26 of the Mid Sussex District Plan 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:

- *is of high quality design and layout and includes appropriate landscaping and greenspace;*
- *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;*
- *creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- *protects open spaces, trees and gardens that contribute to the character of the area;*
- *protects valued townscapes and the separate identity and character of towns and villages;*
- *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);*
- *creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- *incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- *positively addresses sustainability considerations in the layout and the building design;*

- *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;*
- *optimises the potential of the site to accommodate development'.*

East Grinstead Neighbourhood Plan policy EG3 states:

'Planning permission will normally be granted where development proposals meet the following criteria:

- o The form of the proposed development is proportionate and in keeping with the scale, height, materials and site coverage of the surrounding area;*
- o The layout of the proposed development respects the topography and character of the site, protects important landscape features and does not harm adjoining amenity;*
- o The proposal does not result in the loss of buildings or spaces that would have an unacceptable impact on the character of the area;*
- o The proposal ensures satisfactory means of access for vehicles and pedestrians and provides adequate parking, cycle storage and refuse facilities on site;*
- o The design of new buildings and the layout of spaces, including footways, car and cycle parking areas, should be permeable and provide connectivity with neighbouring areas;*
- o New development must be inclusive and where appropriate make satisfactory provision for the safe and easy access for those with mobility impairment; and*
- o The design of new developments must result in the creation of a safe and secure environment and incorporate adequate security measures and features to deter crime, fear of crime, disorder and anti-social behaviour; and*
- o Proposals make provision for green infrastructure and biodiversity enhancement.'*

The Mid Sussex Design Guide is also considered to be relevant and 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 DG50 of the Mid Sussex Design Guide relates specifically to side extensions and states:

'Side extensions should normally be subservient to the original dwelling and typically be set-back from the front of the house to help define the original building.

The gaps between dwellings can sometimes positively contribute to articulating (for example, through the consistent rhythm of repeated houses) and adding interest in a street frontage or by providing views / visible connections to the surrounding countryside. Side extensions will therefore need to appropriately respond to the character of the street form and will not normally be accepted where they close an important gap and view'

DG51 relates to rear extensions and states that: *'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.'*

Similar extensions were approved at adjacent No.12 under reference DM/25/3081, a two-storey side extension and single storey rear extension characterises No.16.

The proposed first floor side extension is considered to be of an appropriate scale and design to the existing property. It is considered that the proposed hipped roof of the side extension responds positively to the character of the existing building. The proposal would not close an important gap or view and the proposed design is considered to address the side boundary and adjacent buildings to the east and west appropriately.

The proposed single storey rear extension is considered to be of an appropriate scale and design to the existing property.

As the rear extension would not be visible from the street, it is not considered that this would be harmful to the character of the area. In addition, the proposal includes wall and roof materials to match the existing so it is considered that the development would provide a consistent finish.

As noted above as similar additions have been completed at no. 16 and no.18. It is therefore considered that the side extension responds appropriately to the character of the street form.

The proposal is therefore deemed to accord with the above-mentioned part of policy DP26 of the District Plan, policy EG3 of the East Grinstead Neighbourhood Plan and the Mid Sussex Design Guide.

Impact on neighbouring Amenities

In terms of impact on neighbouring amenities, Policy DP26 of the District Plan states that it must be demonstrated that any 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.

The threshold for the related policy within the East Grinstead neighbourhood Plan EG3 states:

'The layout of the proposed development respects the topography and character of the site, protects important landscape features and does not harm adjoining amenity'.

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. Consequently, policy DP26 of the Mid Sussex District Plan 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.

To the western side is 12 Lynton Park Avenue. This property has no east facing side windows which will be affected by the proposal. The single storey rear extension, as inset, is not considered that this would cause a significant loss of and outlook to this neighbour.

To the eastern side is 16 Lynton Park Avenue. This property is characterised by a single storey rear extension and a two storey side extension. Given the single storey nature of the rear extension it is not considered that the proposal would be harmful to the amenities of this neighbour.

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 and EG3 of the East Grinstead Neighbourhood Plan.

Parking Provision

As the garage is to be partially converted to make it smaller than usable for car parking, parking standards has to be assessed.

East Grinstead Neighbourhood Plan contains Policy EG12 which is relevant in the determination of this application, which states:

'Policy EG12 - Car Parking

Planning permission will only be granted where vehicle-parking provision, including cycle parking, is in accordance with West Sussex County Council adopted parking standards and it does not dominate the street scene. In exceptional circumstances, a departure from the adopted standards will be supported if the applicant can demonstrate specific local circumstances require a different level of parking provision, including as a result of the development site's accessibility to public transport, shops and services, highway safety concerns and local on-street parking problems. For this to be accepted a Transport Assessment will be required together with a set of proposals to justify this alternative provision'.

Principle DG19 of the Mid Sussex Design Guide which whilst related to new development layout states:

'Off-street parking in front of houses should normally be avoided. This is likely to result in environments dominated by hard surfaces and generates greater face to face building distances leading to weaker street enclosure unless combined with taller building frontages'. Whilst the proposed does not particularly comply with this principle, the principle relates primarily with new developments in which the parking and garaging arrangements can be controlled'.

The drawings outline that the proposed dwelling will be served by three bedrooms.

West Sussex County Council Guidance on Parking sets out the maximum parking standards for residential houses. For a 4-bed property in this location in East Grinstead 2.2 spaces should be provided.

The block plan shows that there is parking to the front of the existing dwelling for 3 cars.

Therefore, the proposal will accord with the WSCC parking standard requirements for a 4-bed house in this part of East Grinstead and the proposal complies within the above-mentioned part of policy DP21 of the Mid Sussex District Plan, policy EG12 of the East Grinstead Neighbourhood Plan and the West Sussex County Council Parking Standards Guidance.

Flood Risk and Drainage

Policy DP41 relates to flood risk and drainage and requires development to demonstrate it is safe across its lifetime and not increase the risk of flooding elsewhere. It 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 application site is at very low risk of fluvial flooding and very low to high surface water flood risk.

MSDC Flood risk and drainage were consulted on the application and have provided a response. They have not raised an objection to the proposal. The proposal is therefore considered to comply with the relevant criteria policy DP41 of the District Plan.

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 acceptable in terms of design, size and scale to the dwellinghouse and locality, and would not cause significant harm to the amenities of neighbouring properties.

In conclusion, the proposal would accord with the requirements of policy DP21, DP26 and DP41 of the Mid Sussex District Plan, policies EG3 and EG12 of the East Grinstead Neighbourhood Plan, the relevant principles of the Mid Sussex Design Guide SPD and paragraphs of the NPPF. It is therefore considered acceptable.

Decision: Permission

Case Officer: Andrew Horrell