

Delegated Decision
Sign off Sheet

Ref. No:	DM/25/1892	Case Officer:	Caroline Grist
Application Type:	Householder Application		
Proposal:	Conversion of garage		
Site:	72 Campbell Crescent, East Grinstead, West Sussex, RH19 1JS, , , ,		
Validation Date	12 Aug 2025	Overall Expiry Date:	5 Sep 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	6 Oct 2025
Target Date:	7 Oct 2025	Recommending Officer Signature:	Caroline Grist

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
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Signed and Agreed By:	Steven King	Date:	6 Oct 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1892

**72 Campbell Crescent, East Grinstead, West Sussex, RH19 1JS, , ,
Conversion of garage
Mr Steven Gleave**

SUMMARY OF REPRESENTATIONS

One representation has been received stating that they have no concerns about this plan, and support the application.

SUMMARY OF CONSULTEES

No responses have been received from consultees.

TOWN COUNCIL OBSERVATIONS

No comment.

INTRODUCTION

Planning permission is sought for a garage conversion.

RECENT PLANNING HISTORY

GR/101/83 - Single storey extension to form dining room and additional w.c. Permission.
02/00039/FUL - Proposed part single storey and two storey side extension. Permission.

SITE AND SURROUNDINGS

72 Campbell Crescent is a north facing, two storey, semi-detached dwelling. It is constructed of red brick, with a pantile roof and upvc windows. The dwelling has benefitted from a two storey side extension that contains an integral garage.

The site is located within the built up area of East Grinstead. Neighbouring dwellings are situated to the east and west of the site, with the Worth Way to the south and the highway to the north. The dwelling is set back from the highway by a paved parking area and front garden.

APPLICATION DETAILS

The application seeks planning permission to undertake a garage conversion in order to use the space as a study/guest bedroom and a bike store. Externally it is proposed to retain a garage door over the bike store and to install a window in the front elevation, which would be associated with the study/guest room. The plans state that the remaining space is to be infilled with bricks to match the host dwelling.

Planning permission 02/00039/FUL, which related to the garage, included the following condition:

'The garage shown on the approved drawings shall not be used for any purpose (including use as living accommodation) other than for the garaging or storage of private motor vehicles and no trade or business shall be carried out therefrom.'

Reason: To safeguard the amenities of the neighbouring properties and to ensure adequate off street parking'.

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:

DP26 - Character and Design

DP21 - Transport

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 formally made on 2nd 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 the stage 1 hearings were concluded on the 31st October 2024. There are unresolved objections to some of the Policies in the draft District Plan and 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:

DPS2 - Sustainable Design and Construction

DPS6 - Health and Wellbeing

DPC1 - Protection and Enhancement of the Countryside

DPB1 - Character and Design

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

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:

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

Policy EG12 of the East Grinstead Neighbourhood Plan is also considered to be relevant and states:

'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'.

The application relates to an established residential area of East Grinstead, where there is some variety in houses, however they all remain set back from the highway and are of a traditional design and form.

Planning permission is sought to undertake a garage conversion. In design terms the works have been designed to reflect the host dwelling, such as through using bricks and a window to match the existing building. Whilst garage conversions are not a prevalent characteristic of the streetscene, it is proposed to retain a smaller garage door as part of the development.

From the planning history, it is understood that the property has a minimum of four bedrooms. The West Sussex County Council parking calculator would require three off road parking spaces for a dwelling of this size. From the site visit it was noted that the existing driveway could accommodate two cars. It is further acknowledged that the existing off road parking area could be enlarged in the future and that there are no parking restrictions on the public highway. It is therefore considered that the proposal would be unlikely to have a harmful impact in terms of highway safety and, on balance, would not have a harmful impact on the streetscene.

Policy EG3 of the East Grinstead Neighbourhood Plan states that proposals should "not harm" adjoining neighbours amenity whereas policy DP26 of the Mid Sussex District Plan 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 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.

As the proposal would not result in the enlargement of the dwelling there would not be a loss of light or outlook to neighbouring properties. One new window is proposed in the front elevation and, due to this position, would not have a harmful impact in terms of overlooking.

Given the domestic nature of the proposal there would not be a significantly harmful impact in terms of noise, air or light pollution.

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

In conclusion, the proposal would accord with the requirements of policies DP21 and DP26 of the Mid Sussex District Plan and policies EG3 and EG12 of the East Grinstead Neighbourhood Plan. It is therefore considered that the development would be acceptable.

Decision: Permission

Case Officer: Caroline Grist