

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1595	Case Officer:	Tracie Axford
Application Type:	Householder Application		
Proposal:	Proposed single storey outbuilding.		
Site:	34 Sackville Lane, East Grinstead, West Sussex, RH19 2AU, , , ,		
Validation Date	3 Jul 2026	Overall Expiry Date:	28 Jul 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	28 Aug 2026
Target Date:	28 Aug 2026	Recommending Officer Signature:	<i>Tracie Axford</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	28 Aug 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1595

**34 Sackville Lane, East Grinstead, West Sussex, RH19 2AU, , ,
Proposed single storey outbuilding.
Mr Ishtiaque Tanwir**

SUMMARY OF REPRESENTATIONS

None

SUMMARY OF CONSULTEES

None

TOWN/PARISH COUNCIL OBSERVATIONS

East Grinstead Town Council made no comment on this application.

INTRODUCTION

The application seeks planning permission for a single storey outbuilding.

RELEVANT PLANNING HISTORY

None

SITE AND SURROUNDINGS

The application property is a two-storey semi-detached dwelling with external facing brickwork, and a pitched tiled roof. The rear garden extends at an angle to the property narrowing as the distance increases from the property. To the front of the property is parking for the dwelling , and a front garden.

The property is located on the eastern side of Sackville Lane, between King George Avenue and Sackville Close. Other properties in the area are of a similar design and scale.

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

APPLICATION DETAILS

The proposal seeks planning permission for a single storey outbuilding in the rear garden. The proposed outbuilding will measure 1.8m x 3.5m with a height of 2.85m and will have a pitched tiled roof with velux windows. Externally, it will have facing brickwork matching the existing dwelling. It will be installed on the existing paved area.

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

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 made in November 2016.

Relevant Policy:

Policy 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 is currently at Examination with initial hearings held in February/March 2026. The Council is consulting on Main Modifications which are required to ensure the plan is legally compliant and sound. 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.

Relevant policies:

DPB1 - Character and Design

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) (August 2026)

The National Planning Policy Framework (NPPF) 2026 is a material consideration.

ASSESSMENT

It is considered that the main issues that need to be considered in the determination of this application are as follows;

- Design and Character
- Impact on neighbouring properties
- Biodiversity Net Gain

Design and Character

Policy DP26 of the District Plan relates to character and design. In addition, policy EG3 of the Neighbourhood Plan has a similar ethos. However, these are considered to have very limited weight as they are materially inconsistent with the NPPF, and greater weight should be given to policy DP3 of the NPPF.

The rear garden is triangular in shape, narrowing as it extends away from the main dwelling. The proposed structure will be located approximately 1m from the rear fence and within 0.1m of the boundary fences on either side. It will be located 21m away from the main dwelling. The pitched roof will measure a maximum of 2.85 metres in height with 2 small velux windows, letting in natural light.

Due to its location, it will not be visible from the public domain and therefore, it will not have an impact on the character of the area or the streetscene. The materials proposed will match the existing dwelling.

Given the design, form and scale of the proposals in relation to the surrounding properties, and that it would be constructed in materials which are sympathetic with the existing dwelling and the surrounding properties, the proposal is considered to comply with policy DP26 of the District Plan, policy EG3 of the East Grinstead Neighbourhood Plan, the relevant principles of the Mid Sussex Design Guide SPD and policy DP3 of the NPPF.

Impact on Neighbouring Amenities

Policy DP26 of the Mid Sussex District Plan requires development to avoid significant harm to the amenities of neighbouring occupiers, having regard to matters including privacy, outlook, daylight, sunlight and pollution. Policy EG3 of the East Grinstead Neighbourhood Plan similarly seeks to ensure that development does not harm the amenity of adjoining occupiers. As has been set out earlier in this report, these policies are materially inconsistent with the NPPF and in respect of assessing neighbour amenity impacts, greater weight should be given to policy P3 of the NPPF which states (in part) that development proposals should, not give rise to, or contribute to, an unacceptable level of access to daylight and sunlight for neighbouring residents and occupiers, or unacceptable levels of air, noise, artificial light, water, soil or other forms of pollution on or beyond the site.

The location of the outbuilding at the far end of the rear garden is sited approximately 21m away from the host dwelling and well separated from neighbouring dwellings. Although close to the side boundaries, the structure is modest in scale. Given its modest footprint, single-storey form and separation from neighbouring dwellings, the proposal would not result in any material loss of outlook, nor would it give rise to unacceptable overshadowing or loss of daylight or sunlight to neighbouring properties. The proposed rooflights are set within the roof slope and, having regard to the location and scale of the building, would not result in material overlooking or loss of privacy. The proposed use is incidental to the enjoyment of the dwellinghouse and, due to its domestic scale and nature, would not be expected to generate unacceptable levels of noise, light or other disturbance.

It is therefore considered that the proposed development will not result in material harm to neighbouring amenity and complies with Policy DP26 of the Mid Sussex District Plan, Policy EG3 of the East Grinstead Neighbourhood Plan and policy P3 of the NPPF.

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 appropriate in terms of design and will not negatively impact on the host dwelling nor its immediate setting and will not harm neighbouring amenities. Therefore, the proposal complies with DP26 of the Mid Sussex District Plan, Policy EG3 of the East Grinstead Neighbourhood Plan and the relevant policies of the NPPF and is considered acceptable.

Decision: Permission

Case Officer: Tracie Axford