

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 21 March 2025 16:18:28 UTC+01:00
To: "Peter Davies" <Peter.Davies@midsussex.gov.uk>
Subject: RE: DM/25/0477 19 College Lane, EG

Hi Peter

Apologies, additional comments on the above application as I have just noticed that a bin and bike store to the rear of the parking space is part of the proposal.

Further details including elevations, and an indication of facing and roofing materials of the proposed bin and bike store should also be provided. The form and footprint of this store should be considered in light of the requirement for some planting around the car parking space- enough space for planting should be left, and planters or beds also indicated on the plan. There may be scope, for example, to mask the front elevation of the store by planting (possibly including climbers) between this and the car space.

Thanks,

Emily

Please note that this advice is given at Officer level only and is without prejudice to the formal decision of the District Council.

Submit your planning application online.
<http://www.planningportal.gov.uk>

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From: Emily Wade
Sent: 21 March 2025 15:14

To: Peter Davies <Peter.Davies@midsussex.gov.uk>

Subject: DM/25/0477 19 College Lane, EG

Hi Peter

Comments on the above planning application.

The application site is a modern, unlisted semidetached house located within the East Grinstead Conservation Area. The house and its attached neighbour are not of any particular historical or architectural merit and make at best a neutral contribution to the character and appearance of the Conservation Area. The house pair sit in very modest gardens backing onto a steep slope leading up to the Chequer Mead Car Park and the Grade II listed Sackville Water Tower.

The current proposal is for the creation of an off street car parking space to the south side of the house. This is currently a garden space, but the contribution which this makes to the street scene is limited by a high close boarded fence to the roadside boundary. The garden space to the other half of the house pair (no. 21) has a similar side garden and enclosing fence. This is not in either case a particularly attractive arrangement and makes a neutral or negative contribution to the street scene.

In most circumstances the creation of off street parking to a garden area within a Conservation Area is unlikely to be favourably viewed. However in this particular instance, given the lack of visual quality and low level of contribution made to the street scene by the existing side garden, and the presence of off street parking to the directly adjacent garden space to no. 17 College Lane, as well as to the majority of properties further north along the road to the opposite side (which are outside the Conservation Area but affect its immediate setting), it is my opinion that the principle of the proposal would be difficult to resist.

To mitigate for any harm caused I would suggest that as far as is possible, given the limited space, some soft landscaping should be introduced around the new parking space, possibly in the form of planters. I would suggest that the plan is amended to show this, with further detail required by condition as necessary.

Subject to this, I consider that the proposal will preserve the character and appearance of the Conservation Area, meeting the requirements of District Plan Policy DP35 and the relevant paragraphs of the NPPF.

Thanks,

Emily

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