

Proposed Alteration to 6 Smolletts, East Grinstead, West Sussex, RH19 1TJ

Planning, Design & Access Statement

June 2026





Existing Front Elevation.



Boundary screening.

Introduction

The proposal seeks to provide a sensitive new addition to an existing house in order to improve the access to the building, the functionality for the inhabitants, and an altered layout to provide a home which meets the needs of the modern family. The existing building has previously been enlarged with an extension at first floor to improve the living accommodation.

The existing double entrance doors open into a very cramped internal lobby area which is not large enough to allow visitors to pass into the house easily, this coupled with coat hanging requirements provides a restricted space at the entrance area.

To achieve this, the owners would like to provide a new porch to the front elevation to allow more space to enter the building and provide more hanging area for family and guests coats and shoes. The porch has been designed with careful consideration of the existing building, its setting, and the local character.

Background

The existing house is a two storey, detached dwelling on the north-western side of Smolletts, and part of the poets naming pattern to the streets of the Gardenwood Estate, within the settlement of East Grinstead. The existing house is neo-Georgian in style and is constructed in brick with a hipped slate covered roof over the main house, and a catslide slate covered roof over the first-floor extension and garage. Windows and doors are double-glazed upvc, with anthracite grey finish, fascias and soffits are generally white upvc, whilst rainwater goods are black plastic.

The dwelling is not listed, or in an Area of Outstanding Natural Beauty, nor located within the Green Belt.

The house sits within a domestic size garden area, and space at the front to park three cars.

Planning History

The site has a modest planning history commensurate with the style of development prevalent throughout the neighbourhood.

Ref:	Description	Decision
GR/129/93	Small Window in West Elevation of First Floor Extension	Approved.
GR/164/92	Extension at First Floor to Provide Improved Living Accommodation.	Approved.
GR/086/92	Extension at First Floor to Provide Improved Living Accommodation.	Refused.
GR/050/79	Rear Extension	Approved.

Planning Policies

The Relevant Development Local and National Policies for the site are:

Mid Sussex District Plan	Policy DP24
East Grinstead Neighbourhood Plan	Policy EG3
National Planning Policy Framework 2025	Paragraphs 135, 139

Character and Design

The proposed single storey porch is intended to improve the internal layout of the ground floor of the existing house; the proposal acknowledges the geometric character of the house and retains the character through the use of existing materials. The porch is simple in structure and intention and does not oppose the original design of the street facing façade. The modest design allows the original building form to be immediately recognisable on site, and within the context of the surrounding properties which face communally onto Smolletts.

The proposals do not harm the amenities of the occupiers, or the neighbouring properties, there is no overlooking, overshadowing, visual intrusion, increase in noise, traffic to or from the site or any other adverse effect. The existing house is set back from the kerb and is more visually screened by its orientation and hedge boundary.

There are no proposals to remove existing mature trees, and the existing hedges at the boundaries of the site will remain, any proposed landscape works will only seek to improve access within the site area.

Parking

The parking arrangements for the site remain unaltered, the garage will provide the necessary storage and covered parking requirements for the applicant. There will be no requirement for additional on-street parking, increase in congestion, or highway concerns.

Safety and Security

Any new doors and rooflights will be PAS 24 compliant, any new glazing will comply with the requirements of the current Building Regulations.

Amenity

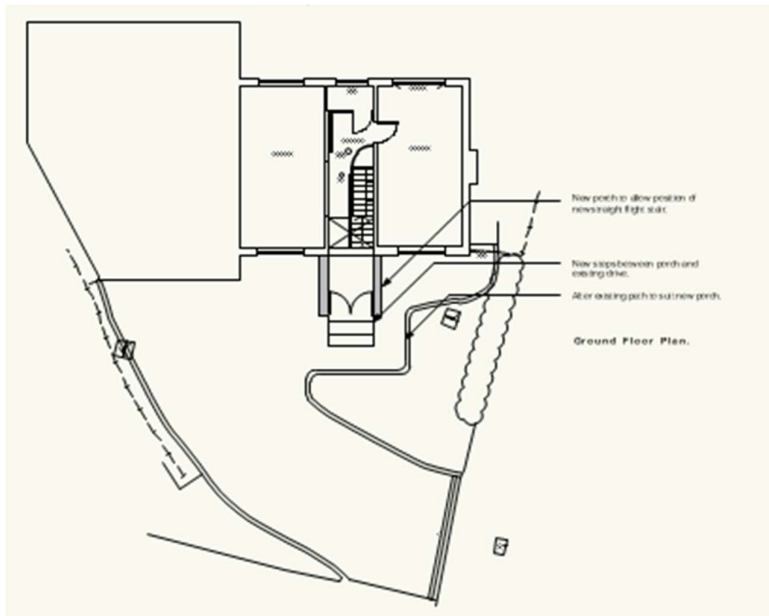
The proposals do not harm the amenities of the occupiers, or the neighbouring properties, there is no noise, air or light pollution, additional traffic to or from the site or any other general disturbance. The proposals provide facilities commensurate with the existing house and do not reduce amenity, and garden space, or arrangements for the storage of refuse to the detriment of the street scene.

Privacy

The proposals do not harm the privacy of the adjoining neighbours as the siting of the porch places it in relationship to garden and driveway space facing similar spaces opposite. The distance between no 6 and its opposite neighbour is over 31M.

Landscape

Landscaping has been fully discussed throughout the design process with a focus on retaining as many of the existing features as possible.



Extract from drawing 2539 04 showing the walls of the proposed porch shaded.

The proposed porch is set away from the road and being well screened by siting and foliage, there would be no loss of light or privacy to the neighbours. Nor is there any detrimental impact upon parking on the property.

The proposed materials will match the existing. The proposals have been carefully designed to complement the existing dwelling and are in keeping with the character of the surrounding area.

Conclusion

The proposed porch would have no adverse impact on the neighbouring context and would provide a high-quality design that sympathetically adapts and alters the existing house to meet the needs of the modern family.

In accordance with The Council requirements that new additions are of a high standard of design, the proposals reflect and respect the character of the area, employing local materials to contribute to the local distinctiveness.

The proposal has been designed with sensitivity both for the context, and the neighbours. The proposed alteration is modest, in scale and in keeping with the house. There will be no visual harm caused by the proposed alteration, and the change will not result in any harm to the amenities or privacy of any of the neighbours; there is no overlooking, overshadowing, visual intrusion, noise, traffic, or any other adverse effect.