

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1009	Case Officer:	Anna Tidey
Application Type:	Householder Application		
Proposal:	Garage conversion, ground floor front, side and rear extension.		
Site:	2 Estcots Drive, East Grinstead, West Sussex, RH19 3DA, , , ,		
Validation Date	22 Apr 2026	Overall Expiry Date:	27 May 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	16 Jun 2026
Target Date:	17 Jun 2026	Recommending Officer Signature:	<i>Anna Tidey</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	16 Jun 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1009

**2 Estcots Drive, East Grinstead, West Sussex, RH19 3DA, , ,
Garage conversion, ground floor front, side and rear extension.
Ms V Watson**

SUMMARY OF REPRESENTATIONS

None received.

CONSULTATIONS

Naturespace Newt Officer: The proposed development is not considered to be relevant to the District Licensing Scheme and we consider there would be no likely impact on Great Crested Newts or their habitats. No comments.

TOWN COUNCIL OBSERVATIONS

East Grinstead Town Council: No comment.

INTRODUCTION

This application seeks planning permission for a garage conversion and the addition of ground floor front, side and rear extensions at No 2 Estcots Drive in East Grinstead.

RELEVANT PLANNING HISTORY

GR/052/94. Vehicular crossover. Approved April 1994.

GR/143/76. Boundary fence. Approved July 1976.

GR/190/74. Particulars of amendment to layout of 25 houses. Approved October 1974.

SITE AND SURROUNDINGS

No 2 Estcots Drive is a 4 bed detached split level house with an integral double garage on the lower ground floor. The property is located at the western entrance into Estcots Drive off Sandy Lane, within the built up area boundary of East Grinstead.

No 2 is located on an end plot and benefits from two vehicular access drives on an open plan frontage.

The site is located in a Red risk area for Great Crested Newts.

APPLICATION DETAILS

The submitted plans show the conversion of the garage and the addition of single storey extensions on the front (north facing), side (west) and rear (south) facing elevations of the house.

The existing front facing garage door is shown to be replaced with new 3m wide full height glazing. Internally the garage and the space to the rear, which currently accommodates a separate utility room, will be converted into a new open plan kitchen/diner. There is an existing corridor and steps that link this

lower part of the house to the existing hallway, which is to be extended by the replacement of the current flat roofed porch on the front of the property.

The proposed porch extension will extend 1.6m forward of the front wall of the house, and extend to a width of 4.35m. The roofline on the new front addition will adjoin the shallow sloping roofline on the 4m wide side addition, which is to extend to the 9m depth of the house. New solar panels are proposed on the front and rear roof slopes of the asymmetric roof form on the side extension.

Internally the proposed side addition will accommodate two further bedrooms (to provide a total of six) and a centrally positioned shared shower room, which will be accessible from both bedrooms. The side extension will extend to a minimum of 1.1m (minimum) and 2.8m (maximum) of the position of the splayed side garden boundary, and will maintain a side access gateway and access path around the dwelling.

There is an existing sunroom on the rear (south) elevation of the house, which is accessed off the current dining room. This measures 3.6m wide by 2.5m deep. It is proposed that this is demolished and, in its place, a new 5.8m wide by 2.8m (approx.) single storey extension is built. The extension is shown to be constructed in brick with glazed side windows, and at the rear a 3.1m wide set of glazed bifold doors to lead onto the back garden. The pitched roofline on this addition will reflect the angle of the roof on the side addition. The lean to style roof will create an internal vaulted ceiling which will contain three rooflights to light the extended floor area at the rear of the house.

The submitted plans have been amended to show the removal of an existing external chimney flue and chimney, currently located on the western wall of the house, which serves the existing dining room.

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:

DP21 Transport
DP26 Character and Design
DP38 Biodiversity

Site Allocations Development Plan Document

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.

Neighbourhood Plan

East Grinstead Neighbourhood Plan - made on 2nd November 2016.

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 hearings were concluded on the 19th March 2026. 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:

- DPS2 Sustainable Design and Construction
- DPB1 Character and Design
- DPS6 Health and Wellbeing
- DPN1 Biodiversity, Geodiversity and Nature Recovery
- 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

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

- Design and Impact upon the street scene
- Impact on residential amenities
- Parking provision
- Biodiversity
- Biodiversity Net Gain

Design and Impact upon the street scene

Policy DP26 of the District Plan relates to character and design and requires all proposals to be well designed and reflect the distinctive character of the towns and villages as well as addressing the character and scale of the surrounding buildings and landscape.

The Council's adopted Design Guide is a material consideration in the determination of the application. Chapter 9 of the Design Guide relates to household extensions. Design Principle DG49 states that extensions should respond to the design of the original dwelling and applicant will be expected to demonstrate how local character has informed the design proposal.

Design Guide Principle DG50 refers to Front and Side extensions and states that they will be resisted where they have an adverse impact on the street scene or the appearance of a dwelling.

Design Guide Principle DG51 refers to rear extensions. The guidance states that rear extensions that are not visible from the street and do not negatively impact on neighbouring properties can be expressed in many forms, but should consider the character of the existing building and the relationship to adjacent buildings and gardens.

Also relevant is Neighbourhood Plan Policy EG3 - Promoting Good Design. This sets out a series of criteria for new development, requiring that the form of the proposed development is proportionate and in keeping with the scale, height, materials and site coverage of the surrounding area and that the layout of the proposed development respects the topography and character of the site, protects important landscape features and does not harm adjoining amenity.

The proposed alterations and extensions to the house will change its width, and therefore its presence in the street scene. However, the overall character of the house will be retained, as the additions reflect the unique character and design of the house, which is sited in a row of similar style properties. The proposed additions are subordinate in form and maintain the appearance of the original house. It is proposed that the additions are constructed in materials that match the existing. The new walls, roof and windows will therefore blend in with the original materials on the property.

The proposed scale and position of the additions will be subordinate in form to the original dwelling and the asymmetric side roof reflects the character of the original dwelling, which will be retained as the eaves level at the front and rear are unaltered. The extensions and alterations will not be out of character in the street scene

Overall, the design and appearance of the proposed extensions are found to accord Policy DP26 of the Mid Sussex District Plan, the aims of Policy EG3 of the East Grinstead Neighbourhood Plan and with design principles DG49, DG50 and DG51 of the Design Guide.

Impact on residential amenities

Policy DP26 of the District Plan requires developments to demonstrate that it does not cause significant harm to amenities of existing nearby residents (or future occupiers), taking into account matters such as impact on light, privacy and outlook.

In addition Principle DG45 in the Design Guide refers to the need to consider privacy of existing and future residents and it is noted that privacy may be affected by the relationship of buildings to each other.

The house is located at the end of the road adjacent to a road junction. The immediate neighbouring properties are well spaced at Stoneleigh Lodge to the west, No 1 College Close to the north east and No 4 to the east, set down on a lower ground level, as the land falls down the road.

Given the position, scale and form of the proposed extensions and alterations to No 2 it is considered that there will be no adverse impact upon the outlook or amenities of the neighbouring residents. It is considered that given the relationship between the dwellings the proposed alterations and additions would not result in harmful overlooking or cause significant harm to the immediate neighbours.

The proposal accords with the requirements of the more up to date Policy DP26 of the District Plan, Policy EG3 of the East Grinstead Neighbourhood Plan and the relevant principles of the Design Guide.

Parking provision

The proposal will increase the number of bedrooms in the house from four to six. For a 4+ bed property located in East Grinstead Ashplats Ward the West Sussex County Council Guidance on Parking recommend 2.2 spaces should be provided.

There is sufficient off road parking space on the front driveways and hardstanding areas. The on site parking provision will accord with the requirements of the West Sussex County Council Guidance for the

extended house, and therefore with the aims of District Plan Policy DP21 and Policy EG12 of the East Grinstead Neighbourhood Plan.

Biodiversity

Policy DP38 of the District Plan seeks to ensure that biodiversity will be protected and enhanced to ensure that there is no net loss of biodiversity.

As the site is located in a Red risk area for Great Crested Newts the Newt Officer has been consulted on the proposed development. It is considered that it is unlikely that the works will have an impact on Great Crested Newts or their habitats.

Therefore it is considered that the proposal complies with Policy DP38 of the Mid Sussex District Plan and the aims 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 proposed garage conversion and single storey additions will enlarge the living accommodation at the property.

It is considered that the form and scale of the additions and alterations will not adversely affect the character and appearance of the property within the street scene at the entrance into Estcots Drive. The proposals therefore accord with Policy DP26 of the Mid Sussex District Plan, the aims of Policy EG3 of the East Grinstead Neighbourhood Plan and with the relevant Design Guide principles.

It is considered that the proposed development will not cause significant harm to the neighbouring amenities. The proposal accords with the aims of District Plan Policy DP26, Policy EG3 of the East Grinstead Neighbourhood Plan and the relevant principles of the Design Guide.

The available on site parking provision will accord with the requirements of the West Sussex County Council Guidance for the extended property. The proposal will therefore accord with District Plan Policy DP21 and the aims of Policy EG12 of the East Grinstead Neighbourhood Plan.

Consequently this application is recommended for approval.

Decision: Permission

Case Officer: Anna Tidey