

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1015	Case Officer:	Anna Tidey
Application Type:	Householder Application		
Proposal:	Demolition of conservatory and erection of rear/side extension plus internal modifications to garage and passageway to form new room.		
Site:	17 Church Lane, East Grinstead, West Sussex, RH19 3AZ, , , ,		
Validation Date	23 Apr 2026	Overall Expiry Date:	29 May 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	19 Jun 2026
Target Date:	18 Jun 2026	Recommending Officer Signature:	Anna Tidey

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	19 Jun 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1015

**17 Church Lane, East Grinstead, West Sussex, RH19 3AZ, , ,
Demolition of conservatory and erection of rear/side extension plus internal modifications to
garage and passageway to form new room.
Mr N Gilani**

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 the demolition of a conservatory and the construction of a new extension at the rear and side, with associated alterations at No 17 Church Lane in East Grinstead.

RELEVANT PLANNING HISTORY

GR/077/87. Conservatory/Greenhouse (at rear of house). Approved April 1987.

GR/265/81. Use of outbuilding for repair and restoration of small items of furniture. Refused October 1981.

GR/271/79. Marley budget building for shed and workshop. Approved September 1979.

SITE AND SURROUNDINGS

No 17 Church Lane is a detached house with an attached single garage located to the south of the Council Car Park off Church Lane in the centre of East Grinstead

The house is located next to the boundary wall of the car park and benefits from a pair of vehicular access points with off road parking on a paved frontage.

The house is located outside the boundary of the East Grinstead Conservation Area and within a Red risk area for Great Crested Newts, within the built up area boundary of East Grinstead.

APPLICATION DETAILS

The submitted plans show the demolition of the existing conservatory, which is located to the rear of the garage, and the addition of a new single storey extension to form a new garden room. A new doorway is shown to be created in the northern side wall of the house to allow internal access from the dining room into the new garden room.

Associated with the garden room addition is the removal of an existing corridor between the house and garage and the incorporation of that space into a new linked shower room/toilet, which is to be created

by the partial conversion of the rear part of the garage. The front portion of the garage is shown to be retained as a store/utility room, with the existing garage door and the pedestrian door at the side of the house retained for access. Internal doors are proposed to allow access through the store/utility room, shower room and into the new garden room. The utility room will be accessed from an existing side doorway from the kitchen.

The proposed garden room extension will extend 4.2m to the rear of the house and will be 4.7m wide, being constructed along the line of the boundary wall. The proposed extension will be constructed in a matching red facing brick to match the house with a tiled crown roof set below the height of the hipped roof on the garage. Matching concrete tiles are proposed. Two rooflights are proposed within the flat roof to light the new shower room/toilet and the garden room. The plans show a window in the rear wall of the addition and sliding glazed patio doors in the south facing side elevation of the garden room to provide access onto the rear paved patio.

The application has been supported with a Design and Access Statement, which is available to view on the planning file. This confirms that the existing conservatory is detached from the house and is therefore of little use. It also explains that whilst the garage space will be lost, there remains sufficient space on the frontage for at least 5 cars to park off the road.

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 2 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 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 the garden room extension are located to the rear of the house and will have little impact upon its appearance in the street scene. Whilst the existing conservatory roof can be

seen above the boundary wall in limited views from the adjacent public carpark, it is considered that the change to a longer tiled roof will not harm the amenity of the area. The associated addition of rooflights and internal alterations will have no impact on the general street scene.

It is proposed that the rear extension is constructed in materials that match the existing house. The new walls, roof and windows will therefore blend in with the original materials on the property.

Overall, the design and appearance of the proposed extension is found to accord with Policy DP26 of the Mid Sussex District Plan, the aims of Policy EG3 of the East Grinstead Neighbourhood Plan and with design principles DG49 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 in a row of three similar style houses on Church Lane. The nearest houses are No 15 Church Lane, to the south, and No 4 St. Swithuns Close to the west. No 15 has a shared garden boundary wall and has been extended at the rear with a large glazed conservatory. No 4 is located some 23m to the south west of the proposed extension and has a rear garden at an angle to the addition.

Given the position, scale and form of the proposed extension and alterations to No 17 Church Lane 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 remove an existing single garage, but there remains sufficient off road parking for the house on the front driveways and hardstanding areas. The on site parking provision will accord with the requirements of the West Sussex County Council Guidance, 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

It is considered that the form and scale of the extension will not adversely affect the character and appearance of the property in Church Lane or from the adjacent public car park. 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.

Despite the loss of the single garage the remaining unaltered on site parking provision will accord with the requirements of the West Sussex County Council Guidance. 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