

Delegated Decision

Sign off Sheet

Ref. No:	DM/24/2591	Case Officer:	Anna Tidey
Application Type:	Householder Application		
Proposal:	Proposed detached 3-bay timber framed garage.		
Site:	Langdon House, Cranston Road, East Grinstead, West Sussex, RH19 3HW, , ,		
Validation Date	16 Jan 2025	Overall Expiry Date:	11 Feb 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	13 Feb 2025
Target Date:	13 Mar 2025	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>Stephen Ashdown</i>	Date:	14 Feb 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/24/2591

**Langdon House, Cranston Road, East Grinstead, West Sussex, RH19 3HW, ,
Proposed detached 3-bay timber framed garage.
Mrs Fear**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Tree Officer: I have reviewed the Arboricultural Report for this application and have no objection. Recommends a condition to require the development will accord with the Arboricultural Report, particularly regarding tree protection and the construction measures in the Arboricultural Method Statement.

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.

TOWN/PARISH COUNCIL OBSERVATIONS

East Grinstead Town Council: No comment.

INTRODUCTION

This application seeks planning permission for the construction of a detached three bay timber framed garage to the front of a property now known as Langdon House, formerly called 'St Julian', which is located on the northern side of Cranston Road in East Grinstead.

RELEVANT PLANNING HISTORY

DM/24/1949. Demolition of existing garage and erection of a detached three-bedroom dwelling. Withdrawn October 2024.

DM/24/0631. Conversion of roof with pitched dormers. Demolition of flat roof dormers and addition of roof lights and minor roof alterations. Replacement and alterations to windows and doors. Demolition of rear conservatory and replace with pitched and tiled roof extension to match existing. Approved May 2024.

05/01330/FUL. Single storey side extension. Approved July 2005.

SITE AND ITS SURROUNDINGS

Langdon House is a large detached house located in a spacious garden within an established residential area of East Grinstead. The site is surrounded by dwellings of various designs and scales.

The property currently benefits from an older single garage/store building which is built up to the eastern boundary with the adjacent property at Drury Lodge, which has been subdivided into flats.

Associated with recent construction works on the house the garden has been largely cleared of formerly established frontage vegetation. A large evergreen Thuya tree has been retained in the south western front corner of the site. This tree is visible in the street scene, and contributes to the area.

Security fencing currently marks the front garden boundary. The western boundary of the garden is enclosed by a close boarded timber fence, which abuts the shared access drive to three dwellings: Elmstead, Cheers and Coombewood, which are located at the rear of the site.

The property is sited within the Built up Area boundary of East Grinstead.

APPLICATION DETAILS

This application seeks planning permission to construct a new detached triple bay garage within the garden, forward of the front corner of the house.

The proposed garage measures 9.3m wide by 6.3m deep with eaves at a height of 2.5m and a hipped roofline. Amended plans were submitted on 05.11.2024, soon after the registration of the application, to amend the scale of the proposed roof, reducing the proposed ridge height from 6m to 4.89m in maximum height.

The submitted plans show the garage will be constructed with horizontal timber/composite clad walls above a brick plinth, with plain garage doors and a slate roof to match the house.

The proposed garage is sited at an angle from the line of the western boundary fence, angled at a maximum distance of 3.2m.

The submitted Arboricultural Report, which was received during the course of determining the application, shows the garage building positioned outside the canopy spread of the Thuga tree, but partly within the Root Protection Area of the tree.

The submitted Block Plan illustrates that a new driveway is to be created off the existing highway access into site, forming a turning circle to the front of the house, with a new pedestrian gateway. The new driveway will serve the proposed new garage, but does not connect to the front of the retained single garage building.

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 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

DP37 Trees, Woodland and Hedgerows

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.

Neighbourhood Plan

East Grinstead Neighbourhood Plan, made November 2016.

Relevant policies:

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 (Regulation 19) is currently at Examination and the stage 1 hearings were concluded on the 31st October 2024. There are unresolved objections to the majority of Policies in the draft District Plan and as such, 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

DPS6 Health and Wellbeing

DPB1 Character and Design

DPN4 Trees, Woodland and Hedgerows

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
- Impact upon trees
- Biodiversity Net Gain

Design and Impact upon the street scene

Policy DP26 of the District Plan seeks to promote well located and designed development, to protect valued characteristics of the built environment for their historical and visual qualities and support sustainable communities and create accessible environments. The wording of Policy DP26 states:

'All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

- * is of high quality design and layout and includes appropriate landscaping and greenspace;*
- * contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;*
- * creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- * protects open spaces, trees and gardens that contribute to the character of the area;*
- * protects valued townscapes and the separate identity and character of towns and villages;*
- * does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29);*
- * creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- * incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- * positively addresses sustainability considerations in the layout and the building design;*
- * take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;*
- * optimises the potential of the site to accommodate development.'*

Policy EG3 of the East Grinstead Neighbourhood Plan states:

'Planning permission will normally be granted where development proposals meet the following criteria:

- a) The form of the proposed development is proportionate and in keeping with the scale, height, materials and site coverage of the surrounding area;*
- b) The layout of the proposed development respects the topography and character of the site, protects important landscape features and does not harm adjoining amenity;*
- c) The proposal does not result in the loss of buildings or spaces that would have an unacceptable impact on the character of the area;*
- d) The proposal ensures satisfactory means of access for vehicles and pedestrians and provides adequate parking, cycle storage and refuse facilities on site;*
- e) The design of new buildings and the layout of spaces, including footways, car and cycle parking areas, should be permeable and provide connectivity with neighbouring areas;*
- f) New development must be inclusive and where appropriate make satisfactory provision for the safe and easy access for those with mobility impairment; and*
- g) The design of new developments must result in the creation of a safe and secure environment and incorporate adequate security measures and features to deter crime, fear of crime, disorder and anti-social behaviour; and*
- h) Proposals make provision for green infrastructure and biodiversity enhancement.*

Due to infrastructure constraints within the town, all new development proposals, which generate a net increase in traffic (excluding householder applications), will be required to contribute towards improving the walking and cycle network related to the development and be of a recognised acceptable standard.'

Also relevant in the determination of the application is the design guidance contained in the Mid Sussex Design Guide, which seeks good design in house alterations and extensions.

Principle DG49 states:

'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. Extensions should also normally be designed to be well integrated with the existing scale, form and massing allow the original building to remain the dominant element of the property whether it has one or several additions.

Extensions should typically use simple, uncomplicated building forms to complement and coordinate with the scale, form and massing of the original dwelling. The design approach may benefit from coordinating with the existing pattern of window and door openings as well as employing facing materials to match

those of the existing dwelling. Otherwise it should demonstrate the appropriateness of the alternative approach.

Extensions should not result in a significant loss to the private amenity area of the dwelling.

There are two general approaches to extending a property:

-designing in the style of the existing building by closely matching its facing materials, architectural features, window sizes and proportions; and

-designing in a contemporary style that takes its cues from key aspects of the existing building that might include its underlying form and proportions, facing materials, window design and other specific architectural features. The success of this approach is particularly reliant on high quality facing materials and finishes, and this will normally need to be demonstrated through detailed elevations and section drawings.

Both approaches can create successful, well designed extensions that can be mutually beneficial to both the house and the wider area. All extensions and alterations should consider their impact on neighbouring properties (refer to Chapter 8 on residential amenity).'

The proposed new garage is of a design that will complement the appearance and hipped roof form of the house. The building is proposed to be constructed in materials that are acceptable for a detached garage building.

Due to the proposed set back siting of the building, the presence of the boundary fence line and the position and width of the adjacent tree the new garage will not be highly prominent in public vantage points from Cranston Road. The proposed garage will not detract from the overall character and appearance of this part of the street.

Consequently the design and appearance of the proposed new garage are considered to accord with District Plan Policy DP26, Policy EG3 of the East Grinstead Neighbourhood Plan and with the relevant Design Guide principles.

Impact on residential amenities

In assessing the potential impact of the proposed works upon the neighbouring amenities consideration needs to be given to District Plan Policy DP26. Policy DP26 requires that *'All applicants will be required to demonstrate that development does not cause significant harm to the amenities of existing nearby residents and future occupants of the new dwellings.'*

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 nearest neighbouring property to the garage site is the two storey neighbouring house located at Dorans. That house is located some 8m (minimum) from the nearest rear corner of the proposed garage building. There is an intervening fence, shared access driveway and evergreen hedge on the garden boundary of Dorans, all of which will help to obscure the presence of the proposed garage building. It is considered that the garage building construction would not adversely affect the amenities of the occupiers of Dorans. One first floor window in the eastern side wall of that property faces over the site of the proposed garage, toward Langdon House. It is considered that the new garage would not harmfully affect views or the outlook from this window.

The use of the proposed garage will not impinge on the living conditions of the residents of the adjoining houses, due to the spacious layout of the gardens and low density development. The garage will not cause significant harm to the amenities, privacy or light received by the existing neighbouring residents.

The proposal therefore accords with the requirements of Policy DP26 of the District Plan and with the relevant principles of the Design Guide.

Impact upon trees

The proposed layout plans for the front garden show the retention of the Thuga tree. The garage will be located outside the tree canopy and will not require any pruning works to the tree to allow for its construction.

The Tree Officer supports the proposal, subject to the imposition of a planning condition to require the development to accord with the Arboricultural Report, particularly regarding tree protection and the construction measures in the Arboricultural Method Statement. With a suitably worded condition the proposed development works will accord with the aims of District Plan Policy DP37.

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 the proposal will not adversely affect the character and appearance of views of the property or the overall street scene. The design and appearance of the proposed garage is considered to accord with the aims of District Plan Policy DP26, Policy EG3 of the East Grinstead Neighbourhood Plan and with the relevant Design Guide principles.

It is considered that the proposal will not cause significant harm to the neighbouring amenities, or negatively impact upon their privacy and light. The proposal accords with the aims of District Plan Policy DP26 and the relevant principles of the Design Guide.

The proposal includes the retention of the existing Thuga tree, which contributes to the appearance of the site and forms a feature in the street scene. With a suitably worded condition the proposed development works will accord with the aims of District Plan Policy DP37.

Consequently this application is recommended for approval.

Decision: Permission

Case Officer: Anna Tidey