

Delegated Decision

Sign off Sheet

Ref. No:	DM/26/1089	Case Officer:	Andrew Watt
Application Type:	Householder Application		
Proposal:	Installation of a modular ramp to allow wheelchair access to the property		
Site:	8 Newton Avenue, East Grinstead, West Sussex, RH19 4SP, , , ,		
Validation Date	30 Apr 2026	Overall Expiry Date:	1 Jun 2026
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	12 Aug 2026
Target Date:	25 Jun 2026	Recommending Officer Signature:	<i>Andrew Watt</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	12 Aug 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/26/1089

**8 Newton Avenue, East Grinstead, West Sussex, RH19 4SP, , ,
Installation of a modular ramp to allow wheelchair access to the property
Dawes**

SUMMARY OF REPRESENTATIONS

None.

SUMMARY OF CONSULTEES

None.

TOWN / PARISH COUNCIL OBSERVATIONS

No comment

INTRODUCTION

Full planning permission is sought for the installation of a modular ramp to allow wheelchair access to the property.

RELEVANT PLANNING HISTORY

None relevant.

SITE AND SURROUNDINGS

The site is a 2-storey, end-of-terrace dwelling dating from the early 1980s with brick elevations beneath an asymmetric, steeply pitched roof, finished with concrete tiles. The main entrance to the property is off a footpath which is on higher ground than the front door, set behind a hedge.

The site is located within the built-up area of East Grinstead in a cul-de-sac of residential dwellings on sloping ground. It is designated as a Great Crested Newt - Impact Risk Zone (Green).

APPLICATION DETAILS

Full planning permission is sought for the installation of a modular ramp to allow wheelchair access to the property.

The plans show the removal of part of the existing hedgerow to the front (southern) side of the frontage (to a communal footpath serving neighbouring properties). The ramp will descend towards the house then turn 90 degrees perpendicular to the front until it reaches the existing level platform adjacent to the recessed porch / front door. The existing stepped access to this footpath (on the northern side) will be retained. The ramp will be measure 1100mm in width and 2m in length in both directions, separated by a level platform for turning. The flooring material will be multi-directional slip-resistant walkways with self-draining steel mesh and a galvanised finish, featuring a 100mm upstand. Handrails will have a diameter of 42mm and a height of 900mm with a mid-rail.

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 Mid Sussex District Plan, Site Allocations Development Plan Document (DPD) and the East Grinstead Neighbourhood Plan.

National policy (which is contained in the National Planning Policy Framework and National Planning Practice Guidance) does not form part of the development plan, but is an important material consideration.

Mid Sussex District Plan (Mar 2018)

The Mid Sussex District Plan 2014-2031 was adopted at Full Council on 28 March 2018.

Relevant policies:

Policy DP26: Character and Design

Policy DP28: Accessibility

Policy DP38: Biodiversity

Site Allocations DPD

The SADPD was adopted on 29 June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

There are no relevant policies.

East Grinstead Neighbourhood Plan (Nov 2016)

Mid Sussex District Council formally 'made' the East Grinstead Neighbourhood Plan part of the Local Development Plan for the Parish of East Grinstead as of 3 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 hearings were concluded on 19 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:

DPN2: Biodiversity Net Gain

DPB1: Character and Design

DPH12: Accessibility

Mid Sussex Design Guide Supplementary Planning Document (Nov 2020)

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 4 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) (Dec 2024)

The National Planning Policy Framework (NPPF) 2024 is a material consideration and paragraphs 8 (overarching objectives), 11 (presumption in favour of sustainable development), 12 (status of development plan), 39 (decision-making), 48 (determining applications), 96 (achieving healthy, inclusive and safe places and beautiful buildings), 131 and 135 (design), 187 (conserving and enhancing the natural environment) 193 (biodiversity and ancient woodland) are considered to be relevant to this application.

ASSESSMENT

Design and impact on the character and appearance of the area

Policy DP26 of the Mid Sussex District Plan, which aims to ensure that all development is well designed and reflects the distinctive character of towns and villages while being sensitive to the countryside.

Policy EG3 of the Neighbourhood Plan states (in part):

'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;*
- d) The proposal ensures satisfactory means of access for vehicles and pedestrians and provides adequate parking, cycle storage and refuse facilities on site;*
- f) New development must be inclusive and where appropriate make satisfactory provision for the safe and easy access for those with mobility impairment;'*

It is considered that the proposed ramp is of an appropriate scale and design. It is sited in a fairly discreet location fronting onto a communal footpath and opposite the flank wall of a neighbouring property, due to the slope of the land and the evergreen hedge to the frontage. Although a section of this hedgerow will be removed, the proposed ramp will not have a significant impact on the street scene. It is therefore considered that the proposal will comply with the above policies.

Impact on neighbouring amenity

Policy DP26 of the Mid Sussex District Plan seeks to ensure that development does not cause significant harm to the amenities of existing nearby residents and future occupants.

Although the East Grinstead Neighbourhood Plan requires development not to harm adjoining amenity, the Mid Sussex District Plan seeks to ensure that development does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings. Paragraph: 084 Reference ID: 41-084-20180222 of the government's Planning Practice Guidance (Revision date: 22 02 2018) states: 'policies in a neighbourhood plan may become out of date, for example if they conflict with policies in a Local Plan that is adopted after the making of the neighbourhood plan. In such cases, the more recent plan policy takes precedence.' As the Mid Sussex District Plan is the most up-to-date Plan, then the correct test to apply in this instance is whether the impact of the development causes significant harm to neighbouring residents.

The main properties affected by the proposal would be 10, 12, 14, 16 and 18 Newton Avenue. The latter has a flank wall facing the application site and the former shares a footpath with no. 8. However, the visual impact of the proposal will have no significant impact on the amenities of neighbouring residents, and therefore the scheme would comply with Policy DP26 of the Mid Sussex District Plan.

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.

Accessibility

Policy DP28 of the Mid Sussex District Plan requires all development to meet and maintain high standards of accessibility, so that all users can use them safely and easily.

Due to a steep slope from the shared footpath to the front door of the property, it is not suitable for wheelchair users. The provision of an access ramp and railing will ensure a more level, safe and easy access to the property for all users. As such, the proposal would provide an improved standard of accessibility for the occupiers and comply with the above policy.

Other matters

The site is located within a designated Great Crested Newt - Impact Risk Zone (Green). Having regard to the nature of the application, it is unlikely to have an impact on newts and accordingly there would be no conflict with biodiversity legislation, policy and guidance.

PLANNING BALANCE AND CONCLUSION

The proposal is deemed to be of an appropriate scale and design in relation to the existing house and street scene, and would not cause significant detriment to surrounding residents. It would provide wheelchair access to the property when currently there is none. There would be no harm to biodiversity. Accordingly it is considered that the proposed development would comply with Policies DP26, DP28 and DP38 of the Mid Sussex District Plan, Policy EG3 of the East Grinstead Neighbourhood Plan and the NPPF and is therefore considered acceptable.

Decision: Permission

Case Officer: Andrew Watt