

Mid Sussex District Council
Planning Department
Oaklands
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

9th April 2026

RE: Great Frenches Park, Snow Hill, Crawley Down, RH10 3EE
Householder Planning Application – Proposed Erection of Garage

Dear Sir / Madam,

This letter is in support of a Householder Planning Application for the erection of a single-storey, detached garage to be located within the boundary of Great Frenches Park.

The Site

Great Frenches is a substantial 3-storey Victorian Manor House, which sits on a generous 1.044ha plot set back from the A264. The site (red boundary) is at the end of a private road, approximately 100m from the junction with the A264.



Figure 1 – Site Location

Planning History

There has been one recent planning application in 2020 for a certificate of lawful development of a gym/outbuilding within boundary of Great Frenches Park. The gym building has since been built.

Proposed Details

Use and Amount

This application seeks permission to construct a single-story, detached garage that can accommodate up to eight no. cars. The garage will be ancillary to the existing main dwelling and is for the sole use of the residents of Great Frenches.

Site Layout

The proposed garage is sited toward the north-eastern boundary of the plot, within the 'orchard' area of Great Frenches Park. Its position ensures it remains clearly ancillary and subservient to the main dwelling.

The garage will be accessed via the existing driveway, with no changes to the established access or circulation within the site. An existing row of mature Leylandii trees along the northern boundary provides effective year-round screening to neighbouring properties, ensuring the structure is well contained and does not result in any material visual impact.



Figure 2 – Proposed Site Plan

Scale, Height, and Mass

The garage will measure 15.5m in width, 13.1m in depth and 3.1m in height, with a gross internal area of 168sq.m.

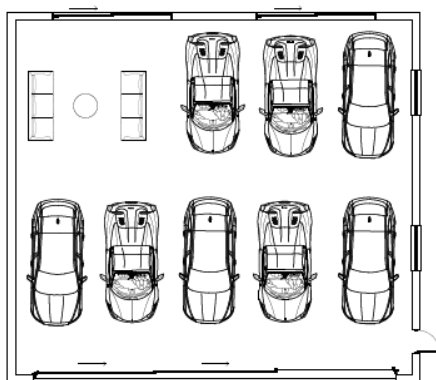


Figure 3 – Ground Floor Plan

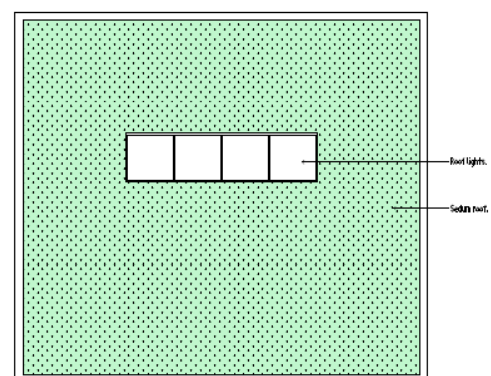


Figure 4 – Roof Plan

Appearance and Materials

The proposed garage has been carefully designed to deliver a contemporary, clean aesthetic that aligns with the recently constructed pool house and gym, while remaining sympathetic to the character and materiality of the host dwelling. The intention is to create a cohesive group of ancillary structures that read as a coordinated addition to the site, rather than a standalone element.

The building will be constructed in Flemish bond red and black stock brickwork to match the brick detailing of the existing dwelling and the adjacent ancillary buildings. This approach ensures material continuity and reinforces the visual relationship between the structures.

Large areas of glazing are proposed, including glazed sliding garage doors, to introduce transparency and a lighter architectural expression consistent with the modern design language of the pool house and gym. Horizontal timber cladding is proposed above the glazing, providing warmth and texture while complementing the material palette of the neighbouring ancillary buildings.

Overall, the selected materials and detailing ensure that the proposed garage integrates harmoniously with both the existing dwelling and the recently approved outbuildings, maintaining a consistent and high-quality architectural approach across the site.



Figure 5 – Main House



Figure 6 – Pool House

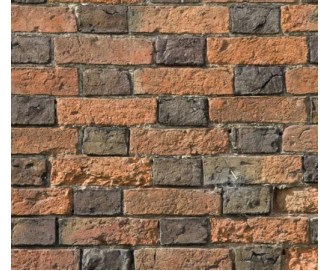


Figure 7 – Flemish Bond

Sustainability, Ecology and BNG

As a householder development, the proposal is exempt from the statutory requirement to deliver a 10% Biodiversity Net Gain. Notwithstanding this, the scheme has been designed to provide a modest ecological enhancement through the incorporation of a sedum roof, which will contribute to biodiversity value and provide additional habitat opportunities. The development will necessitate the removal of two small, low quality, Category C trees. All other trees on site will be retained and protected. A draft Arboricultural Method Statement, produced by a qualified arboriculturist, has been provided to outline how trees will be protected during construction (please refer to the Arboricultural Report by GRS Arboricultural Consultant LTD for further details). To safeguard existing root protection areas, the garage will be constructed using a low-impact foundation solution, such as mini-piles or Helical (screw) piles, thereby minimising ground disturbance and avoiding harm to retained trees.

We trust we have provided sufficient information, however if you require and further information or clarification, please do not hesitate to contact me.

Yours sincerely

Andrea Risvold ARB
Project Architect