

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/3046	Case Officer:	Stefan Galyas
Application Type:	Householder Application		
Proposal:	Demolition of existing garage and store and construction of garden room.		
Site:	205 Holtye Road, East Grinstead, West Sussex, RH19 3ER, , , ,		
Validation Date	1 Dec 2025	Overall Expiry Date:	24 Dec 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	20 Jan 2026
Target Date:	26 Jan 2026	Recommending Officer Signature:	<i>Stefan Galyas</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Steven King</i>	Date:	20 Jan 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/3046

**205 Holtye Road, East Grinstead, West Sussex, RH19 3ER, , ,
Demolition of existing garage and store and construction of garden room.
Mr And Mrs Ian Brown**

SUMMARY OF REPRESENTATIONS

There were no letters of representation received in response to the proposed development.

SUMMARY OF CONSULTEES

There were no consultee comments received.

TOWN/PARISH COUNCIL OBSERVATIONS

Town Council: No comment.

INTRODUCTION

The application seeks planning permission for the demolition of the existing outbuilding and for the construction of a new single storey garden room.

RELEVANT PLANNING HISTORY

DM/16/1108 - New front and rear single storey extensions. Permission 27.04.2016.

SITE AND SURROUNDINGS

The application relates to 205 Holtye Road, a detached two storey dwelling which features a part hipped and pitched roof design. The existing dwelling is set back from the highway edge by a front brick paved driveway as well as front garden amenity space. The existing dwelling appears to have previously been extended through the form of both a single storey front and rear extension. To the rear of the dwelling, there is ample garden amenity space which is set within a linear plot form. There is an existing single storey outbuilding set towards the sites south-western boundary within the rear garden. The existing outbuilding is composed of brick walls, a felt flat roof and tiled pitch to the periphery and white uPVC windows and doors.

The sites locality features a number of residential detached and semi detached dwellings with some variance in scale between bungalows and two storey dwellings. Brickwork exterior walls features regularly throughout the buildings exteriors to the northern side of the highway.

With regard to policy constraints, the site is located within the built up area for East Grinstead. The site is also positioned within the Holtye Road area of townscape character.

APPLICATION DETAILS

The proposal would demolish the existing detached single storey outbuilding and in its place construct a single storey detached single storey garden room. The proposed outbuilding would measure at 6.2m in length, 4.2m in width and 2.7m in maximum height. Proposed external materials would comprise cedar clad walls, a GRP flat roof and black powder coated aluminium windows and bi-fold doors.

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:

DP26: Character and Design

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 Consultation Draft

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 stage 1 hearings were concluded on the 31st October 2024. There are unresolved objections to some of the 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:

DPS1 - Climate Change

DPS2 - Sustainable Design and Construction

DPB1 - Character and Design

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)

The National Planning Policy Framework (NPPF) 2023 is a material consideration. Paragraphs 2, 8, 11, 38, 47, 131, 135 & 139.

National Design Guide (Published January 2021)

ASSESSMENT

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

- Design and Character
- Impact on Neighbouring Properties
- Other Matters
- Biodiversity Net Gain

Design and Character

Policy DP26 of the District Plan 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:

- o is of high-quality design and layout and includes appropriate landscaping and greenspace;*
- o 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;*
- o creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- o protects open spaces, trees and gardens that contribute to the character of the area;*
- o 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'*

Policy EG3 of the East Grinstead Neighbourhood Plan seeks to promote good design through the following measures:

- '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.'*

The existing outbuilding is considered to be of limited architectural merit and is set within a relatively discrete position in terms of public views. The outbuilding is only perceivable from the distance when viewed along Holtye Road to the south.

With regard to the proposed outbuilding, a slightly larger overall footprint and an alternative roof design with a mono pitch would be utilised. It is still considered that the outbuilding would be of a subservient size and scale to the original dwelling on site and would not constitute an overdevelopment of the plot in footprint. Furthermore, the use of cedar cladding to the walls would likely be read as subservient towards the main dwelling.

The proposal is therefore considered to comply with Policy DP26 of the District Plan and Policy EG3 of the East Grinstead Neighbourhood Plan.

Impact on Neighbouring Amenities

In terms of impact upon neighbouring amenities, Policy DP26 in part seeks to ensure that development: *'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 DP29);'*

The proposed outbuilding would be set within a close proximity to the side (south-western) boundary of the site. To the other side of the boundary is a pedestrian access leading from the highway to The Rosery to the north of the application site. The proposed outbuilding is not considered to significantly increase the overall size, scale and bulk of the outbuilding when compared to the existing arrangement. Accordingly, it is not considered that the outbuilding would give rise to a significant overbearing impact towards neighbouring properties.

Accordingly, the proposal is considered to comply with the provisions of policy DP26 of the Mid Sussex District Plan in terms of neighbouring amenities.

Other Matters

A key element which contributes towards the acceptability of an annexe/ garden room is that there should be a functional relationship with the primary use of the planning unit. However, as established within the Uttlesford DC v SSE & White [1992] JLP 171, even if the accommodation provides facilities for independent day-to-day living, it would not necessarily become a separate planning unit from the main dwelling; it would be a matter of fact and degree.

The proposed garden room would be of a limited overall footprint and the submitted floor plans do not indicate that separate bedroom accommodation would be created as part of the scheme. Whilst a kitchenette and bathroom is proposed, it is considered that the outbuilding would utilise the main facilities of the dwelling for access as the doorways would face the original dwellings garden amenity space. As such, it is considered that the outbuilding would be of an ancillary nature and the site does not lend itself to subdivision.

It is considered that an appropriately worded condition ensuring that the outbuilding remains ancillary to the host property would be relevant and necessary in the instance that planning permission is granted.

In light of the above assessment, the proposal would not constitute a separate unit on site and would be used as ancillary to the host dwelling.

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

In conclusion, the proposal is appropriate in terms of design, will not negatively impact on the host dwelling nor its immediate setting, will not harm neighbouring amenities and result in an acceptable highways impact.

The proposal will comply with Policy DP26 of the District Plan, Policy EG3 of the East Grinstead Neighbourhood Plan and the requirements of the NPPF.

Decision: Permission

Case Officer: Stefan Galyas

