

Delegated Decision
Sign off Sheet

Ref. No:	DM/25/1538	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Installation of a steel-framed cantilever carport on the side of the existing garage. Additionally, the carport will serve as the designated parking space for an electric vehicle to be charged, as on-street charging is not feasible.		
Site:	7 Maypole Road, East Grinstead, West Sussex, RH19 1HL, , , ,		
Validation Date	23 Jun 2025	Overall Expiry Date:	16 Jul 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	12 Aug 2025
Target Date:	18 Aug 2025	Recommending Officer Signature:	Catherine Cardin

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
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Signed and Agreed By:	Stephen Ashdown	Date:	12 Aug 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1538

7 Maypole Road, East Grinstead, West Sussex, RH19 1HL, , ,
Installation of a steel-framed cantilever carport on the side of the existing garage. Additionally, the carport will serve as the designated parking space for an electric vehicle to be charged, as on-street charging is not feasible.
Mr Nathan Day

SUMMARY OF REPRESENTATIONS

One letter of objection was received. This raised concerns regarding access to the existing guttering of the shared garage to allow for maintenance and the installation of an electric vehicle charging point.

SUMMARY OF CONSULTEES

None received.

TOWN COUNCIL OBSERVATIONS

Committee recommended approval but noted that the plans do not show the location of the EV charging point.

INTRODUCTION

The application seeks planning permission for a proposed cantilver car port.

RELEVANT PLANNING HISTORY

None

SITE AND SURROUNDINGS

7 Maypole Road is a two-storey terraced dwelling. The property has white upvc windows, a plain tile roof and hanging tiles to the first-floor elevation. The property benefits from a detached garage space and parking space to the rear of the property.

The property is located within the built up area of East Grinstead. Neighbouring properties are located to the north and south. Highway is located to the east and west.

APPLICATION DETAILS

The application seeks to install a steel-framed cantilever carport on the northern elevation of the detached garage at the rear of the property. This would measure some 2.5 metres in width and some 5 metres in depth. This would have a glass reinforced plastic pitched roof with a maximum height of some 2.1 metres. It is intended that the carport will serve as the designated parking space for an electric vehicle to be charged.

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

DP21 - Transport

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 in

Relevant policies:

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 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:

DPS2 - Sustainable Design and Construction

DPB1 - Character and Design

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 Character
- Impact on Neighbouring Properties
- Impact on Parking Provision
- Other matters
- Biodiversity Net Gain

Design and Character

Policy DP26 of the Mid Sussex 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 protects valued townscapes and the separate identity and character of towns and villages;*
- 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 (see Policy DP29);*
- o creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- o incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- o positively addresses sustainability considerations in the layout and the building design;*
- o 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;*
- o optimises the potential of the site to accommodate development.'*

Policy EG3 of the East Grinstead Neighbourhood Plan states that:

'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'.*

The proposed car port would be of an acceptable scale, form and design to the character of the area. The carport would be constructed from materials which are not found in the local area. However, as the materials are considered high quality and as the carport would not be visible from the streetscene it is not considered that the proposal would be harmful to the character of the dwellinghouse or the area.

Taking into account the above, the proposal is considered to address the scale and character of the existing and surrounding buildings and townscape, thereby according with policies DP26 of the Mid Sussex 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 development would be located some 10.6 metres from no.9 Maypole Road and some 13.4 metres from no. 5 Maypole Road. Due to the nature of the works, as a minor additional structure to an existing car parking space at the rear of the property, it is not considered that the proposal would affect neighbouring amenities. Due to the domestic nature of the development there would not be a significant impact in terms of noise, air or light pollution.

The proposal will therefore not create significant harm to neighbouring amenities and is considered to comply with policy DP26 of the Mid Sussex District Plan.

Impact on Parking Provision

Policy DP21 in part states: *'The scheme provides adequate car parking for the proposed development taking into account the accessibility of the development, the type, mix and use of the development and the availability and opportunities for public transport; and with the relevant Neighbourhood Plan where applicable;'*

West Sussex County Council September 2020 Parking Standards Guidance outlines that for a 3-bedroom dwelling in Parking Behaviour Zone 4 , 2 off-street parking spaces are required.

The proposal will retain the 2 existing parking spaces at the site. The proposal therefore is considered to comply with policy DP21 of the District Plan.

Other matters

Although it is noted that concerns have been raised regarding the installation of an electric vehicle charging point, it is not proposed to install a wall-mounted vehicle charger, and the applicant has confirmed that they will charge the vehicle via a cable under the existing garage door. A concern was raised regarding accessing the existing shared garage gutters for maintenance. However, given that the existing guttering could be accessed at either end, this is not considered to cause significant harm to the amenities of neighbouring properties.

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 considered to be acceptable in terms of design, size and scale to the dwellinghouse and locality, would not cause significant harm to the amenities of neighbouring properties. Therefore, the proposal complies with Mid Sussex District Plan policies DP21 and DP26, policy EG3 of the East Grinstead Neighbourhood Plan and with the relevant provisions of the NPPF. The application therefore accords with the Development Plan and is considered acceptable.

Decision: Permission

Case Officer: Catherine Cardin