

Planning, Design and Supporting Statement

29 Chilton Grove, Lindfield, Haywards Heath, West Sussex

Householder Application

1. Introduction

This statement has been prepared in support of a Householder Planning Application at 29 Chilton Grove, Lindfield.

The application relates to the partial conversion of the existing integral garage to habitable accommodation, with retention of the front section as ancillary storage, as shown on the submitted plans.

The proposal forms part of wider internal improvement works to the property and is intended to provide additional family living accommodation in a manner that remains proportionate to the dwelling and sympathetic to the surrounding residential character.

2. The Site and Surroundings

The application site comprises a modern detached dwelling located within a residential estate setting in Chilton Grove, Lindfield.

The site forms part of an established residential area and the surrounding dwellings are similar in their appearance and scale to the application property.

The property sits within a residential street scene characterised by family housing, front driveways, and a mixture of off-street and unrestricted on-street parking arrangements.

The dwelling currently benefits from:

- an integral garage; and
- off-street parking to the front driveway area.

The surrounding area is suburban and residential in character, with a number of nearby properties having been extended and altered over time.

3. The Proposal

The application seeks planning permission for the partial conversion of the existing integral garage to habitable accommodation, while retaining the front section of the garage as ancillary storage.

The proposal is limited to internal reconfiguration and does not involve any material external alterations to the appearance of the dwelling.

The proposal retains the overall domestic character of the property and does not represent a disproportionate or visually intrusive form of development.

As no material external changes are proposed, the development would preserve the established appearance of the dwelling and would not materially alter the character of the street scene.

4. Design and Character

The proposal has been designed to sit comfortably within the existing dwelling and wider residential setting.

In design terms, the works are:

- modest in scale;
- domestic in form;
- contained within the existing built envelope; and
- consistent with the character of surrounding development.

The proposal does not involve any excessive bulk, overdevelopment, or incongruous design treatment.

Taking the above into account, the proposal is considered to respect the character and scale of the surrounding buildings and residential environment.

As such, the proposal is considered to accord with the design objectives of Policy DP26 of the Mid Sussex District Plan and the principles of the Mid Sussex Design Guide SPD, including the expectation that alterations should respect the form and appearance of the original dwelling and surrounding area.

5. Residential Amenity

The proposed works are modest and domestic in nature and are not considered to give rise to any material harm to neighbouring amenity.

The proposal would not result in unacceptable:

- overlooking;
- loss of privacy;
- overbearing impact;
- loss of outlook; or
- harmful loss of daylight / sunlight.

The development is therefore considered to be acceptable in residential amenity terms.

6. Parking and Highways

The proposal would remove one off-street parking space currently associated with the integral garage.

However, the property would continue to benefit from retained off-street parking provision to the front driveway, and the surrounding street also benefits from unrestricted on-street parking availability.

The proposal does not:

- create a new vehicular access;
- alter the existing access arrangements to the property; or
- materially change the established relationship between the dwelling and the highway.

It is acknowledged that parking standards are a material consideration. However, the acceptability of parking arrangements must also be assessed in practical, site-specific terms, having regard to the wording of Policy DP21, which refers to the adequacy of parking provision in light of the nature and use of the development and the wider accessibility context.

In this respect, the proposal is supported by relevant nearby decision-making within Chilton Grove, where the Council has accepted the loss of integral garage parking in similar circumstances.

At 15 Chilton Grove, the Council accepted a proposal that reduced formal off-street provision to a single retained front parking space, expressly noting that “the on-street parking is unrestricted” and concluding that the resulting arrangement was acceptable under Policy DP21.

Similarly, at 3 Chilton Grove, the Council accepted a proposal where the loss of one off-street garage parking space would leave one off-street parking space, again expressly noting that “the on-street parking within the wider street scene is unrestricted” and concluding that the resulting arrangement was acceptable. That decision concluded the proposal complied with Policy DP21 and the West Sussex County Council Guidance on Parking at New Development (September 2020).

Whilst each planning application must be determined on its own merits, nearby decisions are a material consideration and indicate that similar parking outcomes have previously been considered acceptable within this immediate residential context.

The current proposal is considered comparable in planning terms. It is therefore submitted that the resulting parking arrangement remains acceptable and would not give rise to severe or unacceptable parking harm.

7. Planning Balance and Conclusion

The proposal is a modest domestic alteration that:

- provides improved family accommodation;
- retains part of the garage as useful ancillary storage;
- preserves the character and appearance of the dwelling and street scene;

- does not materially harm neighbouring amenity; and
- retains an acceptable parking arrangement when considered in the context of the site and relevant nearby planning decisions.

For these reasons, the proposal is considered to accord with:

- Policy DP21 of the Mid Sussex District Plan;
- Policy DP26 of the Mid Sussex District Plan;
- the Mid Sussex Design Guide SPD; and
- other relevant material considerations.

Planning permission is therefore respectfully requested.