

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2192	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Removal of existing car port and erection of a detached double garage.		
Site:	The Laurels, Lewes Road, East Grinstead, West Sussex, RH19 3UD, , ,		
Validation Date	3 Sep 2025	Overall Expiry Date:	30 Dec 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	5 Jan 2026
Target Date:	29 Oct 2025	Recommending Officer Signature:	<i>Catherine Cardin</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	6 Jan 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2192

**The Laurels, Lewes Road, East Grinstead, West Sussex, RH19 3UD, ,
Removal of existing car port and erection of a detached double garage.
Mr Terence Watts**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

MSDC Tree Officer

No objection.

TOWN COUNCIL OBSERVATIONS

No comment.

INTRODUCTION

Planning permission is sought to remove an existing car port and to erect a detached double garage.

RELEVANT PLANNING HISTORY

14/02078/FUL- Erection of a single storey two bedroom dwelling 92sqm with one parking space. Permission.

DM/15/2758- Erection of 1 new detached dwelling house with attached carport and additional parking. Refused.

DM/16/0678- Erection of one 4 bedroom, 2 storey detached dwelling (revised resubmission of DM/15/2758). Permission.

DM/18/1903- Erection of single prefabricated removable car port. Withdrawn.

DM/18/2860- Erection of single prefabricated removable car port. Permission.

SITE AND SURROUNDINGS

The application property is a two-storey detached property. It is constructed of buff brick. The property has composite cladding to the first-floor elevation and cream render to the ground floor elevation. The property has a dual pitched slate roof, split by a lower pitched central section and has grey aluminium framed windows. The property benefits from off road parking and a car port to the front of the property.

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

APPLICATION DETAILS

The application seeks to remove an existing car port and to erect a detached double garage.

The proposed garage would be single storey and located to the front (south) of the existing dwelling. This would measure some 6 metres in width and some 6 metres in depth. This would have a gabled roof with a height to the ridge of some 3.7 metres and a height to the eaves of some 2.5 metres. The garage would have a double door on the (front) western elevation and a single door on the side (northern) elevation. The proposal would have horizontal timber cladding with a composite slate roof.

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

DP37 - Trees, Woodland and Hedgerows

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

DPN4 - Trees, Woodland and Hedgerows

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.

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
- Neighbouring Amenities
- Impact on Trees
- Biodiversity Net Gain

Design and Character

Policy DP26 of the Mid Sussex District Plan relates to design and character and 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 DP27);

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.'

This ethos is also reflected under policy EG3 of the Neighbourhood Plan.

The proposed detached double garage is considered to be in keeping with the character of the existing dwelling. The proposed works would be of a design, form and scale that would appear in proportion and appropriate to the character of the existing dwelling and the street scene. As the proposal includes wall and roof materials to match the existing, it is considered that the development would provide a consistent finish. It is considered that the proposed gabled roof responds appropriately to the character of the existing dwelling.

The proposal is therefore considered to address the character of the existing dwelling and the surrounding buildings, and as such the proposal is deemed to comply with the above part of policy DP26 of the District Plan, and Policy EG3 of the East Grinstead Neighbourhood Plan.

Impact on Neighbouring Amenities

In terms of impact on neighbouring amenities, Policy DP26 of the District Plan states proposals should *'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'.*

To the east is Oasted Lodge. Given that the proposal is for a modest single storey garage, it is not considered that the proposal would cause significant harm to the light and outlook of this neighbour. Given the existing boundary treatments, it is not considered that the proposal would give rise to significant overlooking concerns.

To the north is Medlars. Given that the proposal would be offset from the shared boundary with this neighbour by some 27 metres, and that the proposal would be screened by the application property itself, it is not considered that the development would be harmful to the amenities of this neighbour.

Due to the residential nature of the proposed development there would not be any significant harm regarding noise, air or light pollution.

It is therefore considered that the proposal would not cause harm to the amenities of neighbouring properties. The proposal is therefore deemed to accord with the above part of policy DP26 of the District Plan.

Impact on Trees

Policy DP37 of the Mid Sussex Plan relates to trees and states:

'The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected.

Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted.

Proposals for new trees, woodland and hedgerows should be of suitable species, usually native, and where required for visual, noise or light screening purposes, trees, woodland and hedgerows should be of a size and species that will achieve this purpose.

Trees, woodland and hedgerows will be protected and enhanced by ensuring development:

- o incorporates existing important trees, woodland and hedgerows into the design of new development and its landscape scheme; and*
- o prevents damage to root systems and takes account of expected future growth; and*
- o where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management; and*
- o has appropriate protection measures throughout the development process; and*
- o takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change; and*
- o does not sever ecological corridors created by these assets.*

Proposals for works to trees will be considered taking into account:

- o the condition and health of the trees; and*
- o the contribution of the trees to the character and visual amenity of the local area; and*
- o the amenity and nature conservation value of the trees; and*
- o the extent and impact of the works; and*
- o any replanting proposals.*

The felling of protected trees will only be permitted if there is no appropriate alternative. Where a protected tree or group of trees is felled, a replacement tree or group of trees, on a minimum of a 1:1 basis and of an appropriate size and type, will normally be required. The replanting should take place as close to the felled tree or trees as possible having regard to the proximity of adjacent properties.

Development should be positioned as far as possible from ancient woodland with a minimum buffer of 15 metres maintained between ancient woodland and the development boundary.'

There is a total of two trees within proximity of the development. The Tree Officer was consulted on the application and considered the proposal. No objection has been raised provided that a condition is included to secure the submitted Arboricultural Impact Assessment, Tree Constraints and Tree Protection Plan. These can be secured by a suitably worded condition.

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

The proposal is considered to be acceptable in terms of design, size and scale to the dwellinghouse and locality, and would not cause harm to the amenities of neighbouring properties.

In conclusion, the proposal would accord with the requirements of policies DP26 and DP37 of the Mid Sussex District Plan, and policy EG3 of the East Grinstead Neighbourhood Plan. It is therefore considered acceptable.

Decision: Permission

Case Officer: Catherine Cardin