

Planning Statement.

Extension & Alterations to:

4 Gleave Close, East Grinstead, West Sussex, RH19 3XD.

Dated: 16th July 2026.

To be read in conjunction with Drawings Nos. 25-01-01TP, 02TP, 05TP, 10TP & 11TP.

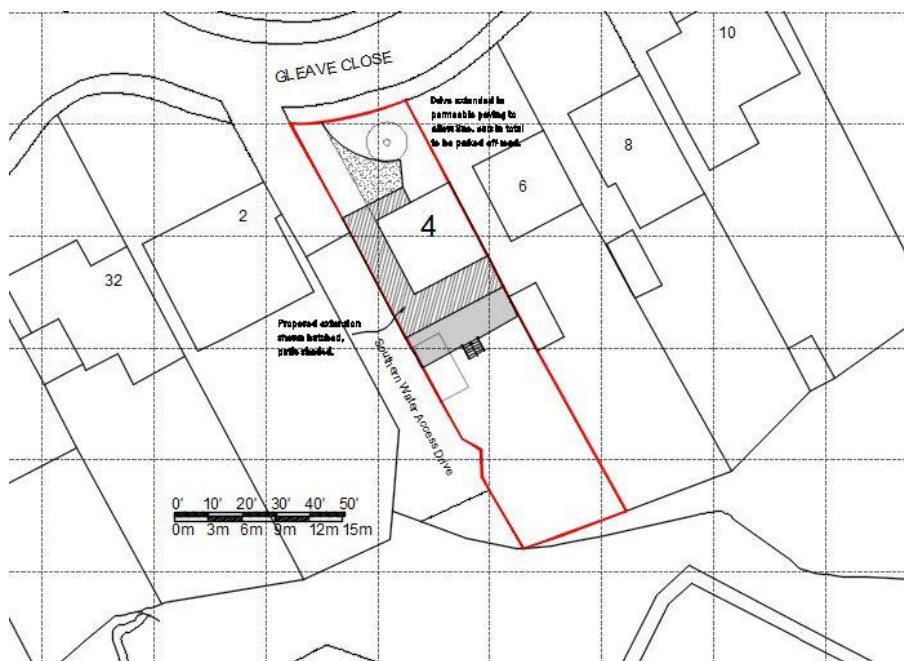
Existing Property, Site & Planning History:

No 4 Gleave Close 4-bedroomed detached property dating from the late 1960's/early 1970's, as part of a row of 4 similar properties, 2 of which have subsequently had extensions/remodelling. No. 4 is essentially unaltered from when it was constructed. It has face brickwork wall, of differing bricks to ground & first floor levels, under a concrete interlocking tiled roof. It is set on a plot falling South East from the road, with a screen of mature trees to its South East boundary. To the South West & South East there is a wide drive owned by Southern Water which gives access to a Pumping station to the East. Further to the South East, beyond this access, is the pitch for East Grinstead Football Club. There is a culverted stream crossing the rear garden to No 4, to the rear of the existing garage, continuing across the adjacent properties to both sides. An adopted Southern Water Foul Sewer serves and crosses the site below the existing original raised patio.

Client's Requirements & Scheme Design:

The Client wishes to extend to the rear and side to provide additional living accommodation, a utility and shower room and a replacement garage. A small extension to the front of the property will provide an enlarged Entrance Hall and an outer Porch. The above mentioned culverted stream is prone to blockage and subsequent overflowing – this regularly floods the garage and surrounding garden. Consequently the client wishes to relocate garage accommodation and raise the existing patio level to the rear of the new extension.

The new accommodation will comprise face brickwork external walls, to match the ground floor brick, under a section of pitched roof to the front, with the rear/rear side extension provided with a flat roof with rooflights. The position of the rear wall of the extension is governed by the location of the adopted SW sewer to give the required 0.5m clearance. The existing raised patio will be replaced and screen fencing provided to both flanks to address and improve privacy between adjoining properties.



Block Plan, showing position of proposed extension.

10m grid.

Photographs of Existing Property



NW Elevation from Gleave Close.



SE Elevation from rear garden.



View from adjacent SW Drive.



Side Elevation.

Planning Considerations:

It will be seen that nearby properties have previously had similar extensions permitted.

Conclusion:

It will be seen that the appearance and scale of the proposed extension both compliments and respects the existing architectural style of the property and that the proposed design & siting will not be detrimental to the amenity of adjacent properties. The proposal therefore accords with the Council's relevant saved policies relating to domestic extensions.