

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0609	Case Officer:	Andrew Horrell
Application Type:	Householder Application		
Proposal:	Proposed garage conversion, rear extension, dormer, side window and detached garage.		
Site:	1 Greenhurst Drive, East Grinstead, West Sussex, RH19 3NE, , , ,		
Validation Date	10 Jun 2025	Overall Expiry Date:	7 Jul 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	4 Aug 2025
Target Date:	5 Aug 2025	Recommending Officer Signature:	Andrew Horrell

Date Legal Agreement Completed: (if applicable)		No of Representations:	5
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Signed and Agreed By:	Stephen Ashdown	Date:	5 Aug 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0609

**1 Greenhurst Drive, East Grinstead, West Sussex, RH19 3NE, , ,
Proposed garage conversion, rear extension, dormer, side window and detached garage.
Mr And Mrs Adam Wakefield**

SUMMARY OF REPRESENTATIONS

5 objections have been received from neighbours have been received on the following grounds:

- Loss of trees lead to neighbouring amenity harm
- Loss of privacy
- Loss of screening
- Noise
- Ownership of trees unclear

SUMMARY OF CONSULTEE COMMENTS

Southern Water: Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue and no Southern Water assets will be affected. Therefore, Southern Water has no objections to this proposal.

Naturespace: The proposed development is not considered to be relevant to the District Licensing Scheme in this case and we consider there would be no likely impact on great crested newts or their habitats.

MSDC Tree Officer: I have reviewed the Tree Report for this proposal and have no objection.

TOWN COUNCIL OBSERVATIONS

Recommend approval of the application

INTRODUCTION

Planning permission is sought for a garage conversion, a rear extension, the installation of a front dormer, side window and a new detached garage.

RELEVANT PLANNING HISTORY

10/01317/OUT - Residential development on land adjacent to Ashplatts House, and access from Holtye Road comprising of 117 units as a mix of 117 dwelling houses and flats. (Noise Survey received 10th January 2011) (Transport Statement Addendum received 26th January 2011) (approved)

SITE AND SURROUNDINGS

1 Greenhurst Drive is a detached pitched roofed two storey dwelling. The dwelling is characterised by an existing front rooflight. The walls are a mix of face brickwork and render with upvc doors and windows.

To the north of the site is the driveway to highway, to the east of the site is trees and close boarded fencing to neighbours in Beacon Rise beyond, to the west of the site is planting to the highway beyond and to the south of the site is the rear garden with hedging and woodland beyond.

The site is within the built-up area of East Grinstead.

APPLICATION DETAILS

The existing garage is to be converted into a family room. The existing garage door is to be infilled with matching brickwork and a front window.

The proposed rear extension measures 3.337m in depth, 5.016m in width with an approximate height to eaves of 2.4m and an overall height of 3.5m.

The proposed front dormer approximately measures 3.85m in depth, 1.7m in width with a height to eaves of 1.2m and an overall height of 2.55m.

The proposed side window to the living room approximately measures 1.054m in width with an approximate height of 1.25m.

The proposed detached pitched roofed garage to the front/ side of the dwelling measures 6.1m in depth, 6.148m in width with a height to eaves of 2.55m and an overall height of 4.9m.

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, the Sites Allocations 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)
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

East Grinstead Neighbourhood Plan (made November 2016)

Relevant policies:

EG3 (Promoting Good Design)

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

policies in the draft District Plan. 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:

DPN4 - Trees, Woodland and Hedgerows
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) 2024 is a material consideration. Paragraphs 8, 11, 131 and 135 are considered to be relevant to this application.

ASSESSMENT

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:

- *is of high quality design and layout and includes appropriate landscaping and greenspace;*
- *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;*
- *creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- *protects open spaces, trees and gardens that contribute to the character of the area;*
- *protects valued townscapes and the separate identity and character of towns and villages;*
- *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);*
- *creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- *incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- *positively addresses sustainability considerations in the layout and the building design;*
- *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;*
- *optimises the potential of the site to accommodate development."*

East Grinstead Neighbourhood Plan policy EG3 states:

'Planning permission will normally be granted where development proposals meet the following criteria:

- o *The form of the proposed development is proportionate and in keeping with the scale, height, materials and site coverage of the surrounding area;*

- o The layout of the proposed development respects the topography and character of the site, protects important landscape features and does not harm adjoining amenity;*
- o The proposal does not result in the loss of buildings or spaces that would have an unacceptable impact on the character of the area;*
- o The proposal ensures satisfactory means of access for vehicles and pedestrians and provides adequate parking, cycle storage and refuse facilities on site;*
- o 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;*
- o New development must be inclusive and where appropriate make satisfactory provision for the safe and easy access for those with mobility impairment; and*
- o 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*
- o Proposals make provision for green infrastructure and biodiversity enhancement.'*

The Mid Sussex Design Guide is also considered to be relevant and principle DG49 states that:

'Extensions should respond to the design of the original dwelling and applicants will be expected to demonstrate how local character has informed the design proposal. Extensions should also normally be designed to be well-integrated with the existing scale, form and massing allowing the original building to remain the dominant element of the property whether it has one or several additions'.

The proposed detached garage is to the side/front of the dwelling and will be highly visible from the streetscene. The garage would be subservient to the main dwelling with sympathetic materials to be used.

Principle DG51 of the Mid Sussex Design Guide SPD relates specifically to rear extensions states the following:

'Rear extensions which are not visible from the street and do not negatively impact on neighbouring properties can be expressed in many forms, including by adopting a contemporary architectural approach. With reference to DG49, they should nevertheless have consideration for the character of the existing building and the relationship of the extension with the side boundaries and adjacent buildings and gardens'.

The proposed rear extension is a modest enlargement to the existing dwelling. It will be subservient to the existing dwelling and would not be visible from the streetscene. Matching materials are to be used.

With reference to roof enlargement specifically, principle DG52 of the Mid Sussex Design Guide SPD in part states:

'A loft conversion is a space efficient means of extending the amount of living accommodation in a dwelling. Roof accommodation is normally reliant on dormer windows and rooflights to provide light and ventilation. However, if they are out of scale or out of character with the roofscape and proportions of a dwelling they can have an adverse impact on the character of both the dwelling and the streetscape.

The roof pitch and form are intrinsic to a building's character and roof extensions should be sensitive to this. Roof extensions and dormer windows that alter the existing ridge of the roof or significantly alter the roof profile of a building will not normally be acceptable, particularly on the front roof slope, and where there is a strong established roofline.

Where a clear rhythm of fenestration is established, the position and proportion of dormer windows should respond to existing windows and / or doors.'

This principle also includes reference to further dormer window guidance in Chapter 6 of the Design Guide under sections 6.3.5 to 6.3.7 which state:

'6.3.5 While dormer windows can sometimes be prominent features in the streetscene, care needs to be taken with their design, proportions and position on the roof. The choice of design should be informed by the character and appearance of the local vernacular.'

6.3.6 Dormer windows should be visually subordinate to the roof slope, enabling a large proportion of the main roof to remain visible. Excessively wide dormers are likely to look unsatisfactory as they will often be out of proportion with the existing roof.'

6.3.7 Dormer windows should normally be positioned below the ridge-line, and above the eaves line'.

The proposed front dormer whilst visible from the streetscene is subservient to the ridge and of a style and size which complies with the dormer guidance outlined with the Mid Sussex Design Guide SPD.

Therefore, in terms of character and design, the proposal complies with policies DP26 of the Mid Sussex District Plan, EG3 of the East Grinstead Neighbourhood Plan, the Mid Sussex Design Guide SPD and the relevant paragraphs of the NPPF.

Neighbouring Amenities

In terms of impact on neighbouring amenities, Policy DP26 of the District Plan states that it must be demonstrated that any 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.

The threshold for the related policy within the East Grinstead neighbourhood Plan EG3 states:

'The layout of the proposed development respects the topography and character of the site, protects important landscape features and does not harm adjoining amenity'.

Under section 38(5) of the Planning and Compulsory Purchase Act 2004 if a policy contained in a development plan for an area conflicts with another policy in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published. Consequently, policy DP26 of the Mid Sussex District Plan is considered to take precedence and therefore the test in this instance is whether the development causes significant harm to neighbouring amenities as outlined above.

Given the location of the proposal in relation to neighbouring properties, light and outlook is not deemed to be caused from the proposal.

Given the single storey nature of the proposed rear extension, privacy and overlooking will not be harmed and whilst the first-floor front dormer adds an additional front window this will be no more harmful than the existing first floor front windows.

The neighbour at No.18 Beacon Rise has quoted the refusal of an extension at this property (DM/17/2166) which was in part refused on the grounds of "the proximity of the works to the boundary screen trees and the loss of, or significant harm to this important screen/ barrier to the detriment of the amenities of the neighbours at No 1 Greenhurst Drive and the other neighbouring occupiers". This decision is noted, it should be made clear that the policy basis for decisions has changed from the time of this decision and the tree officer objected to the 2017 application whereas this is not the case for the current application.

The removal of trees to enable the installation of the detached garage will open up the boundary and increase the views towards No.18 Beacon Rise from the west. It is noted that a significant amount of screening trees and hedging which runs to the north of No.1 Greenhurst Drive (G2 in the submitted tree report) will remain in place. It should be noted that a degree of privacy impact is to be expected within the built up area.

It is noted that the trees are not protected and therefore can be removed without the need for formal permission. The Tree report states that a new Photinia Red Robin hedge, similar to the managed hedges

in the rear garden will be planted. Whilst this may not at least initially have the level of screening as the existing, it will limit the level of impact from the loss of the existing screening over time.

The proposal, therefore in terms of neighbouring amenities is therefore considered to accord with policy DP26 of the Mid Sussex District Plan and EG3 of the East Grinstead Neighbourhood Plan in this regard.

Impact on Trees

DP37 of the Mid Sussex District Plan 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'.

The Mid Sussex Tree Officer has been consulted on the application and stated that no objection is given to the proposal subject to condition.

An impact of the tree removal on neighbouring amenities is expected as noted above in this section of the report, however if these trees had significant public amenity value then they would be protected by a group Tree Protection Order which as outlined, is not the case.

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.

Other

The ownership of the trees has been raised as a concern, this is a private matter and not a planning issue.

CONCLUSION

In conclusion, the proposal is considered to be appropriate in terms of design, size, and scale to the dwellinghouse and locality and would not cause significant harm to the amenities of neighbouring properties and will be acceptable in terms of trees impact. The application is also exempt from the requirement to provide biodiversity net gain.

Therefore, the proposal complies with Mid Sussex District Plan policies DP26 and DP37 and policies EG3 of the East Grinstead Neighbourhood Plan, the relevant principles of the Mid Sussex Design Guide SPD as well as the relevant provisions of the NPPF. The application therefore accords with the Development Plan and is considered acceptable.

Decision: Permission

Case Officer: Andrew Horrell