

Planning Statement – 1–9 Beech Close, Newlands Crescent, East Grinstead, West Sussex, RH19 1LJ

PP-14489993

Date: 14th November 2025

1. Introduction

This Planning Statement accompanies a full planning application submitted on behalf of Hastoe Housing Association for external refurbishment works at 1–9 Beech Close, Newlands Crescent, East Grinstead, West Sussex, RH19 1LJ.

The works consist of:

- Replacement of the existing roof coverings like for like.
- Installation of overclad soffits, fascias, bargeboards and verge boards.
- Overclad wall cladding.

The purpose of this Statement is to outline the need for the works, describe the proposals, and confirm compliance with relevant planning policy at national, regional and local levels.

2. Site and Surroundings

The site comprises a terrace of nine residential dwellings located on Beech Close, within a residential area of East Grinstead. The buildings are two-storey domestic properties of traditional construction, featuring interlocking concrete roof tiles, timber fascia/soffit elements, and vertical timber cladding panels.

The surrounding area is suburban and characterised by similar residential properties. The site is not located within a Conservation Area and the buildings are not Listed or locally listed.

3. Proposed Development

The proposed works are external refurbishment and renewal works required to maintain the condition, safety and long-term performance of the buildings' external envelope. The core elements include:

- Removal of the existing concrete interlocking roof tiles, underlay, battens and associated ridge/hip tiles, reinstated in accordance with current building regulations.

- Installation of new breathable roof membrane, treated battens, and new concrete interlocking tiles in accordance with the BMI Redland specification (Ref: SM-26-000030, dated 11 February 2024).
- Overcladding of existing timber fascias, bargeboards and verge boards, and cement particle soffits with white PVC-U boarding (Swish Building Products Cappit board or equal approved).
- Replacement of external rainwater goods to match existing profiles and colours.
- Overcladding of vertical external timber cladding with PVC-U boarding in colour and style to match the existing.

These works are maintenance-driven and will visually match the existing appearance, ensuring the character of the properties is preserved.

4. Planning Policy Compliance

The proposals have been reviewed against the National Planning Policy Framework (NPPF), local planning policy and the West Sussex County Council/ Mid Sussex District Council planning requirements.

- **NPPF** – The works align with Section 12 (Achieving Well-Designed Places) by ensuring the buildings remain visually coherent, safe and well maintained.
- **Local Policies** – The refurbishment works will not materially alter the scale, massing or character of the terraces. The external appearance will remain in keeping with the local vernacular.
- **Sustainability and Energy Efficiency** – Replacement materials meet current regulations and improve thermal performance (including the provisional loft insulation upgrade).

The proposals therefore fully comply with relevant planning guidance and do not result in harm to the character or appearance of the area.

5. Justification and Need

The works are required due to ageing building fabric, weathering and general deterioration of external elements.

The Schedule of Works identifies multiple components that have reached the end of their serviceable life.

The works are therefore essential to:

- Prevent further degradation of the building envelope.
- Improve thermal and weather resistance.
- Protect resident safety and comfort.
- Ensure compliance with current building regulations and fire-safety guidance.

The visual appearance following the works will match or closely replicate the existing materials and profiles, ensuring no adverse planning impact.

6. Consultation

The applicant has engaged with residents and will continue to do so throughout the works.

No statutory consultees are identified as being affected by the proposal.

The works do not trigger specialist heritage or environmental consultation due to the site's location and nature of the works.

7. Conclusion

This Planning Statement demonstrates that the proposed refurbishment works are necessary, proportionate and policy-compliant.

The works do not materially alter the building form and have no negative impact on the surrounding area.

Planning permission is therefore respectfully requested for the proposed development.