



RB Design

Corner Cottage, The Limes, Felbridge, East

Grinstead, RH19 2QY

PHONE 01342 523 766

MOB 07988 998 928

email info@rossbowditchdesign.co.uk

PLANNING STATEMENT

IN SUPPORT OF HOUSEHOLDER PLANNING APPLICATION FOR

A PARTIAL GARAGE CONVERSION AND LOFT CONVERSION INTO HABITABLE SPACE WITH 2 FRONT DORMERS AND 1 REAR DORMER AND FRONT ROOFLIGHT AT 3 JACOBS RISE, EAST GRINSTEAD, RH19 4TU

Site

The application site comprises a detached residential dwelling located at 3 Jacobs Rise, East Grinstead, RH19 4TU, within an established suburban residential area characterised predominantly by two-storey family housing. The property benefits from a modest plot size typical of the surrounding area and is set within a street that displays a varied roofscape, including properties that have already been extended or altered through loft conversions and dormer additions.

The site is not located within a Conservation Area, nor is it subject to any statutory heritage or landscape designations. The surrounding properties are residential in nature, and the prevailing character of the area is one of incremental domestic development, including extensions and roof alterations.

Existing and proposal

Existing

The existing dwelling includes a separate garage and an unconverted loft space, neither of which currently provides habitable accommodation. The roof form is conventional and consistent with neighbouring properties along Jacobs Rise.

Proposed

The proposal seeks planning permission for:

A partial garage conversion to create additional habitable accommodation at ground floor level; and

A loft conversion to provide further living space, incorporating:

One larger rear dormer,

Two smaller front dormers, and

One front rooflight

The rear dormer has been designed to comply with Permitted Development (PD) parameters in terms of scale, form, and position. However, the inclusion of two front dormers necessitates a Householder Planning Application, as front-facing dormers fall outside permitted development allowances.

The front dormers are intentionally modest in scale and are symmetrically arranged to create a balanced and coherent roof composition. Their design is proportionate to the host dwelling and reflects the established pattern of development within the street. Notably, a property on the same street already benefits from front dormers of a similar type, demonstrating that such roof alterations are characteristic of the area and do not cause harm to the street scene.

In support of this approach, it is also relevant that a nearby property at 71 Butlers Way, East Grinstead, West Sussex, RH19 4TQ, was granted a Certificate of Lawful Development (DM/24/0692) for a proposed loft conversion on 11 Apr 2024. While that scheme was approved with rooflights only and no dormers, it nonetheless establishes the principle of loft conversions in the immediate locality and shows that permitted development rights for such are intact. The current proposal goes further only in architectural expression, not in functional or spatial terms, and remains entirely residential in nature.

The proposed development would not result in any unacceptable impact on neighbouring amenity. There would be no undue overlooking, loss of privacy, or overshadowing beyond what is typically associated with domestic loft conversions. Materials and detailing would be chosen to complement the existing dwelling and surrounding properties.

Conclusion

The proposed partial garage conversion and loft conversion at 3 Jacobs Rise represents a well-considered and proportionate form of domestic development that responds positively to the character of the area. The rear dormer accords with Permitted Development principles, and the inclusion of two modest front dormers is justified by their careful design and the clear precedent for similar features within the street.

The proposal would enhance the functionality of the dwelling by providing much-needed additional living space, without causing harm to the visual amenity of the area or to neighbouring properties. Given the established pattern of development locally, including approved loft conversions and front dormers, the proposal is considered acceptable in planning terms.