

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/1030	Case Officer:	Tanya Leete
Application Type:	Householder Application		
Proposal:	Retrospective application to amend the landscaping to front of the property to provide additional off road parking.		
Site:	4 Beacon Rise, East Grinstead, West Sussex, RH19 3FR, , , ,		
Validation Date	17 Apr 2025	Overall Expiry Date:	13 May 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	15 May 2025
Target Date:	12 Jun 2025	Recommending Officer Signature:	<i>Tanya Leete</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	2
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	21 May 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/1030

**4 Beacon Rise, East Grinstead, West Sussex, RH19 3FR, , ,
Retrospective application to amend the landscaping to front of the property to provide additional
off road parking.
Mrs Lisa Martin**

SUMMARY OF REPRESENTATIONS

2 Beacon Rise, East Grinstead, supports the application as it improves the parking within the area.
1 Beacon Rise, East Grinstead, objects to the application on the grounds of highway safety and the loss
of open green space.

SUMMARY OF CONSULTEES

None received

TOWN/PARISH COUNCIL OBSERVATIONS

Defer to Officer

INTRODUCTION

This is a retrospective application to amend the landscaping to front of the property to provide additional
off-road parking.

RELEVANT PLANNING HISTORY

08/04025/FUL - Redevelopment of Shovelstrode Beacon and land within the curtilage of Shovelstrode
Cottage and 262 Holtye Road so as to accommodate 20 dwellings (1x3 bed, 2x4 bed, 7x5 bed, and 6x6
bed, and 2x2 bed, and 2x1 bed bungalows) - variation to planning permission 08/00198/FUL.
Permission granted 31.03.2009.

SITE AND SURROUNDINGS

The application relates to a two-storey detached residential property with loft accommodation and
benefits from a paved drive and a garage to the side, on the eastern side of Beacon Rise, East
Grinstead. The property is characterised by red brick, a plain tile roof and white uPVC windows.

The site is within the built-up area of East Grinstead. To the north, south, east and west of the site are
neighbouring dwellings, whilst the highway is to the west. The dwelling is set back from the highway by a
paved drive area to the front.

APPLICATION DETAILS

This application seeks planning permission, retrospectively, for additional paved off-road parking to the
front of the property.

The additional parking areas measure approximately 9m² to southwest and 18m² to the northwest to the
front of the dwelling. The extended block paved areas have been formed as per the original construction
with a granular subbase, with permeable block paving as the original driveway.

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:

DP21 Transport
DP26 - Character and Design

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

The East Grinstead Neighbourhood Plan has been made and is a material planning consideration with full weight.

Relevant policies:

EG3 Promoting Good Design
EG12 Car Parking

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:

DPB1 - Character and Design
DPS2 - Sustainable Design and Construction
DPT4 - Parking and Electric Vehicle Charging Infrastructure

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

It is considered that the main issues that need to be considered in the determination of this application are as follows;

- Design and Character
- Impact on Neighbouring Properties
- Impact on highway and parking
- Biodiversity Net Gain

Policy DP26 of the 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.'*

A similar ethos is contained within the Mid Sussex Design Guide SPD.

East Grinstead Neighbourhood Plan policy EG3 states:

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

- *The form of the proposed development is proportionate and in keeping with the scale, height, materials and site coverage of the surrounding area;*
- *The layout of the proposed development respects the topography and character of the site, protects important landscape features and does not harm adjoining amenity;*
- *The proposal does not result in the loss of buildings or spaces that would have an unacceptable impact on the character of the area;*
- *The proposal ensures satisfactory means of access for vehicles and pedestrians and provides adequate parking, cycle storage and refuse facilities on site;*

- *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;*
- *New development must be inclusive and where appropriate make satisfactory provision for the safe and easy access for those with mobility impairment; and*
- *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*
- *Proposals make provision for green infrastructure and biodiversity enhancement.'*

The proposed additional parking area will allow further off-street parking for the dwelling and is considered to be of a design, form and scale that is acceptable to the existing dwellinghouse. The materials used are matching the existing driveway and therefore, the additional parking area is not considered to have a harmful impact upon the appearance and character of the residential area. The proposal is therefore considered to comply with policy DP26 of the District Plan and policy EG3 of the East Grinstead Neighbourhood Plan.

Neighbouring Amenities

Policy EG3 of the East Grinstead Neighbourhood Plan states that proposals should "not harm" adjoining neighbours' amenity whereas policy DP26 of the Mid Sussex District Plan states that development 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.

There is therefore some conflict between the District Plan and Neighbourhood Plan in this respect. 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. As such, policy DP26 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.

The proposed development would not result in the addition of any new built forms and, as such, would not cause a loss of light or outlook to neighbouring houses. Due to the nature of the works it would not affect neighbour's privacy. Due to the domestic nature of the development there would not be a significant impact in terms of noise, air or light pollution.

Therefore, in terms of neighbouring amenities, the proposal complies with policy DP26 of the Mid Sussex District Plan and policy EG3 of the East Grinstead Neighbourhood Plan.

Parking provision and highway matters

The existing property accommodates five bedrooms, with a single driveway parking space and a single garage.

Policy DP21 of the District Plan states:

'Development will be required to support the objectives of the West Sussex Transport Plan 2011-2026, which are:

- *A high quality transport network that promotes a competitive and prosperous economy;*
- *A resilient transport network that complements the built and natural environment whilst reducing carbon emissions over time;*
- *Access to services, employment and housing; and*
- *A transport network that feels, and is, safer and healthier to use.*

To meet these objectives, decisions on development proposals will take account of whether:

- *The scheme is sustainably located to minimise the need for travel noting there might be circumstance where development needs to be located in the countryside, such as rural economic uses (see policy DP14: Sustainable Rural Development and the Rural Economy);*
- *Appropriate opportunities to facilitate and promote the increased use of alternative means of transport to the private car, such as the provision of, and access to, safe and convenient routes for*

walking, cycling and public transport, including suitable facilities for secure and safe cycle parking, have been fully explored and taken up;

- The scheme is designed to adoptable standards, or other standards as agreed by the Local Planning Authority, including road widths and size of garages
 - The scheme provides adequate car parking for the proposed development taking into account the accessibility of the development, the type, mix and use of the development and the availability and opportunities for public transport; and with the relevant Neighbourhood Plan where applicable;
 - Development which generates significant amounts of movement is supported by a Transport Assessment/ Statement and a Travel Plan that is effective and demonstrably deliverable including setting out how schemes will be funded;
 - The scheme provides appropriate mitigation to support new development on the local and strategic road network, including the transport network outside of the district, secured where necessary through appropriate legal agreements;
 - The scheme avoids severe additional traffic congestion, individually or cumulatively, taking account of any proposed mitigation;
 - The scheme protects the safety of road users and pedestrians; and
 - The scheme does not harm the special qualities of the South Downs National Park or the High Weald Area of Outstanding Natural Beauty through its transport impacts.
- Where practical and viable, developments should be located and designed to incorporate facilities for charging plug-in and other ultra-low emission vehicles. Neighbourhood Plans can set local standards for car parking provision provided that it is based upon evidence that provides clear and compelling justification for doing so'.

Policy EG12 of the East Grinstead Neighbourhood Plan states:

'Planning permission will only be granted where vehicle-parking provision, including cycle parking, is in accordance with West Sussex County Council adopted parking standards. And it does not dominate the street scene.

In exceptional circumstances, a departure from the adopted standards will be supported if the applicant can demonstrate specific local circumstances require a different level of parking provision, including as a result of the development site's accessibility to public transport, shops and services, highway safety concerns and local on-street parking problems. For this to be accepted a Transport Assessment will be required together with a set of proposals to justify this alternative provision.'

The West Sussex County Council Guidance on Parking at New Developments requires a 4+ bed dwelling in East Grinstead Town Ward to provide 2.5 spaces. Even without the existing or new garage spaces the property benefits from sufficient space for more than 4 cars to park on the front driveway.

The proposal accords with District Plan Policy DP21, Neighbourhood Plan Policy EG12, the WSCC parking guidance, and is therefore considered acceptable.

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 in keeping with the street scene, will not cause harm to highway safety and would not cause significant harm to neighbouring amenities. The application is also exempt from the requirement to provide biodiversity net gain. Therefore, the proposal complies with Policies DP21 and DP26 of the Mid Sussex District Plan, Policies EG3 and EG12 of the East Grinstead Neighbourhood Plan the MSDC Design Guide SPD, the WSCC Guidance on Parking at New Developments and with the relevant provisions of the NPPF.

Decision: Permission

Case Officer: Tanya Leete