



PLANNING STATEMENT

FOR

**GARAGE CONVERSION AND INSERTION OF A GROUND FLOOR
LEFT FLANK WINDOW**

AT

**"THE SPINNEY", CHAPMANS LANE, EAST GRINSTEAD,
WEST SUSSEX. RH19 1JA**

ON BEHALF OF

MR. J. BURCHETT

NPR/25/11/PS

OCT 2025

1. INTRODUCTION

This document has been prepared in support of a Lawful Development Certificate application for adding a side window and conversion of the existing garage at “The Spinney”, Chapman road, East Grinstead. RH19 1JA.

The property is owned and occupied by Mr. J. Burchett and his family. Mr Burchett recently purchased the “The Spinney” in August of 2025 and wishes to create more usable ground floor space for his family.

2. DESCRIPTION OF THE PROPERTY

The property consists of a single detached house on the North side of Chapmans Lane. Originally constructed in approx. late 1970's with a two storey conversion added to the West end in 2000. The footprint of the current house is 196.84m² with the existing integral garage (which is to be converted) having an internal floor area of 29.47m².

The property has a large rear garden to the North which wraps around to the West side of the house. There is a large outbuilding to the North West corner of the site which is used as a swimming pool enclosure. Several mature trees are located to the West of the house, (which will be un-affected by the proposed work). To the front of the property is a gravelled driveway with two entrance gates off Chapmans Lane and parking for up to 5 cars.

3. PLANNING HISTORY

The original planning approval for the construction of the property is not listed on the councils on line database, however from historic mapping the house appears to have been constructed in the late 1970's. There are numerous previous planning applications/approvals for TPO work to the various trees within the plot. The last application for work on the house was in the year 2000 and was for a two storey side extension, which was approved and constructed. (Ref 00/01004/FUL)

4. THE PROPOSAL

The proposed works are detailed on the submitted drawing Nos NPR/25/11/01A & 02B and show the conversion of the existing double integral garage into a living room. This will require the replacement of the current front elevation garage door with a 2400mm wide x 1550mm high, window unit to match the two current treble windows at the front of the house. The remaining opening will be carefully infilled with matching brickwork toothed and bonded into the existing openings brick reveals.

As part of the conversion work the client has also requested the formation of a 1200mm wide by 1050mm high, window opening on the West flank garage wall. This window along with the new front window, will be constructed of white PVCu units with double glazing including Georgian glazing, all to match the current window installation at the property.

The proposal does not involve any enlargement of the current external envelope of the building and as such, will not represent an impact to the existing trees or soft landscaping or create an increase to the overall mass of "The Spinney". The new side window will be at ground floor level and is over 17m from the West side boundary fence and over 40m from the nearest property in Fairlawn Drive. With this in mind the side window will clearly not create any overlooking issues to neighbouring properties.

5. CONCLUSION

After considering the limited extent of the work described and shown on drawing Nos NPR/25/11/01A & 02B and the above statement, we believe that the proposals fall under the owners Permitted development rights as described by The Town and Country Planning (General Permitted Development) (England) Order 2015. We therefore request this be confirmed via a Lawful Development Certificate.



Neil Richardson Signed: _____ Dated: 23/10/2025