

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2944	Case Officer:	Deborah Lynn
Application Type:	Full Application		
Proposal:	Replacement roof coverings like for like. Overcladding of existing timber fascia, soffit, and bargeboard with new uPVC cladding to match existing. Overcladding of existing timber cladding with uPVC to match existing. Replacement rainwater goods to match the existing.		
Site:	1-9 Beech Close, Newlands Crescent, East Grinstead, West Sussex, RH19 1LJ, , ,		
Validation Date	24 Nov 2025	Overall Expiry Date:	17 Dec 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	12 Jan 2026
Target Date:	19 Jan 2026	Recommending Officer Signature:	Deborah Lynn

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
---	--	------------------------	---

Signed and Agreed By:	Steven King	Date:	12 Jan 2026
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2944

**1-9 Beech Close, Newlands Crescent, East Grinstead, West Sussex, RH19 1LJ, ,
Replacement roof coverings like for like. Overcladding of existing timber fascia, soffit, and
bargeboard with new uPVC cladding to match existing. Overcladding of existing timber cladding
with uPVC to match existing. Replacement rainwater goods to match the existing.
Mr Tom Newman**

SUMMARY OF REPRESENTATIONS

One letter received raising no objection to proposal but raising concerns about poor condition of access road serving building.

SUMMARY OF CONSULTEES

Not applicable.

EAST GRINSTEAD TOWN COUNCIL OBSERVATIONS

No comment.

INTRODUCTION

This application seeks planning permission to overclad existing timber fascias, soffits, barge boards and cladding with upvc, together with a replacement roof and rainwater goods to match existing.

RELEVANT PLANNING HISTORY

There are no previous applications deemed relevant.

SITE AND SURROUNDINGS

No.'s 1-9 Beech Close is a three storey block of flats located on Newlands Crescent in East Grinstead. The flats are served by a private access road that leads to garaging located to the southeast. London Road (A22) lies to the northeast, with a pair of semi-detached houses located to the east. An extra care housing development at Lingfield Lodge adjoins the garaging to the southeast. A row of two storey houses adjoins the site to the west.

In terms of planning policy, the site lies within the built-up area of East Grinstead. It also lies within an area at low risk of surface water flooding.

APPLICATION DETAILS

Plans show that the following external refurbishment and renewal works are proposed to maintain the condition, safety and long-term performance of the building's external envelope:

- Replacement of existing concrete interlocking roof tiles on a like for like basis to match appearance and profile.
- Overclad existing black painted timber fascias and bargeboards with new white uPVC SWISH equivalents.
- Replace all existing uPVC gutters and downpipes with new uPVC equivalents to match existing profiles and colour.
- Replace existing vertical timber cladding with new uPVC cladding to match existing aesthetic / colour and style.
- White painted cement particle soffit to be overclad with white uPVC ventilated soffit.

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 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

DP41 flood risk and drainage

Site Allocations DPD

The SADPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

Relevant policies:

There are no policies deemed relevant.

East Grinstead Neighbourhood Plan

The Neighbourhood Plan was made on the 2nd November 2016.

Relevant policies:

EG3 promoting good design

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:

DPS2 sustainable design and construction

DPS4 flood risk and drainage

DPS6 health and wellbeing

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)

National Design Guide/Code

Published in 2021, the National Design Guide illustrates how the government consider well-designed places that are beautiful, healthy, greener, enduring and successful can be achieved in practice.

Paragraph 134 of the NPPF sets out that this national document, along with the National Model Design Code, should be used to guide decisions on applications in the absence of locally design guides or design codes.

ASSESSMENT

Design and Impact on character of the area

Policy DP26 of the District Plan relates to character and design and states in part that:

'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;*
- 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 DP29);'*

Policy EG3 of the Neighbourhood Plan relates to promoting good design and states in part that:

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

- a) The form of the proposed development is proportionate and in keeping with the scale, height, materials and site coverage of the surrounding area;*
- b) The layout of the proposed development respects the topography and character of the site, protects important landscape features and does not harm adjoining amenity;*
- g) 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'*

The existing vertical timber cladding located on the east and west elevations of the building is in relatively poor repair and in need of upgrading, with sections of white paint peeling off.

The proposed replacement uPVC cladding is considered to improve the external appearance and condition of the building. Whilst different materials are proposed, the replacement cladding will reflect the colour and style of existing cladding and consequently should not significantly alter the external appearance of the building.

Likewise, other external alterations are not considered to significantly alter the external appearance of the building within the locality. The proposed over cladding of existing black painted timber fascias and bargeboards with white uPVC counterparts may appear more noticeable, however it is not considered that this aspect of the proposal would have a harmful effect upon the appearance and character of the building and surrounding area.

The site is not located within a designated area and white uPVC windows and doors are a feature of the existing building. Consequently, the proposed use of uPVC materials is not considered contentious.

The proposed works should enhance the appearance of the block of flats within the street scene, making a positive contribution to creating a sense of place. The proposed therefore accords with policies DP26 of the District Plan and EG3 of the Neighbourhood Plan.

The proposed development is not considered to affect residential amenities.

Flood Risk and Drainage

Mapping records indicate that the property lies within Flood Zone 1 and an area at risk of surface water flooding.

District Plan policy DP41 relates to flood risk and states in part that:

'Particular attention will be paid to those areas of the District that have experienced flooding in the past and proposals for development should seek to reduce the risk of flooding by achieving a reduction from existing run-off rates.'

As the proposed works solely concern alterations to the external envelope of the existing building, the proposal is not considered to increase flood risk within the locality.

Biodiversity Net Gain

Biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990. Under the statutory framework for biodiversity net gain this application comprises development below the de-minimis threshold meaning that this development is exempt from providing biodiversity net gain.

PLANNING BALANCE AND CONCLUSION

The proposed external works are considered acceptable in design terms and should enhance the appearance of the building within the locality. The proposal therefore accords with policies DP26 of the Mid Sussex District Plan and EG3 of the East Grinstead Neighbourhood Plan and can be supported.

Decision: Permission

Case Officer: Deborah Lynn