

Our reference: 240203 B

Mid Sussex District Council

Oaklands
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS



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Design & Access Statement

Mr Ian Wrigglesworth

Hillcrest,

Coombe Hill Road,

East Grinstead,

West Sussex,

RH19 4LY



Planning Statement:

This letter accompanies the planning application for the construction of a detached single-bay oak-framed garage at Hillcrest, Coombe Hill Road, East Grinstead, West Sussex, RH19 4LY.

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About the existing property:

Hillcrest is a brick built, partially rendered, detached house built between 1900 – 1929, situated south-west of East Grinstead, within the Mid Sussex District.

The property sits within a semi-rural residential area consisting of several large, detached dwellings within spacious plots. The front elevation of Hillcrest faces north-east towards Coombe Hill Road, with neighboring properties 'Orchard Croft' to the North, 'Boden House' to the South, with 'Coombe Cross' to the rear. The neighboring properties are obscured along the boundaries by mature foliage.

Vehicular access is provided by existing access via Coombe Hill Road.

Hillcrest is not in a conservation area but is situated within the High Weald National Landscape AONB.

The Local Area:

Coombe Hill Road is a private road situated in East Grinstead. Over time the neighbourhood has grown in a dispersed along the road.

The street scene that runs along Coombe Hill Road offers a wide variety of dwellings of all shapes, sizes and ages on both sides of the road. No one style is predominant and properties along Coombe Hill Road are widely and randomly spaced.

There is no obvious building line and the dwellings and their associated outbuildings are orientated in various ways along the road. Several properties have outbuildings, such as detached garages, to the front of the property.

The distances between the buildings and the road vary, as do the verge widths. Eaves and ridge heights also vary, as do the elevational forms.

Proposal:

Oakcraft at Holmsley Mill is acting as agent on behalf of the applicant Mr Ian Wigglesworth, and would ask you to consider the following:

The proposal is for the construction of a detached single-bay oak framed garage.

The proposed materials for the garage structure are to be brick, green oak, softwood, with slate for the roof, to match the main property.

This proposed construction will have a footprint of approximately 4100mm wide x 6500mm deep and with an overall height of approximately 3500mm from finished floor level. Page | 3

An up and over garage door will allow access to the proposed garage and will open to the northwest.

The function of the proposed garage will be to provide the applicant with secure undercover parking for one vehicle.

The proposed garage will not harm neighboring amenities or adversely affect neighboring properties, and it will not diminish privacy or natural light.

The height of the proposed garage will be shielded from the main road (Coombe Hill Road) due to an existing mature thick laurel holly hedge, that will be retained and maintained to be above the height of the proposed garage. The client has advised that if for any reason the hedge should die back it will be replaced to maintain privacy.

The client intends to plant further hedging complementary to the existing front hedging along the southeast rear side of the proposed garage. The benefit of this is to enclose the view of the proposed garage and further shield its view from the road.

We would also ask you to consider that several existing properties along Coombe Hill Road have benefitted from a detached garage/outbuilding that is set forward of the main property, close to the main road. Therefore, it could be considered that the proposed garage will be in keeping with the existing street scene.



Google Streetview viewed from Turners Hill Road showing visible garages/outbuildings in front of the main property



Google maps image showing garages/outbuildings in front of the main property that are close to Hillcrest, Coombe Hill Road

Further photos can be provided to evidence the street scene of Coombe Hill Road if required. However, this could be verified following a site visit.

We respectfully request the Council's favourable consideration of this application.

Response to Refusal Grounds under DM/24/2369 & DM/25/0893:

With reference to the 2 previous planning applications for a proposed garage at Hillcrest, the applicant has acknowledged the concerns previously raised in relation to the size, position, and appearance of the proposed garage. In response, meaningful design revisions have been undertaken to reduce the overall scale and visual impact of the proposal. The depth of the proposed garage has been reduced from the original proposal size of 9000mm to 6500mm, this change forms part of a broader effort to mitigate the proposal's impact on the street scene and align more closely with the surrounding properties and associated outbuildings.

The revised proposal, when viewed in conjunction with the new and existing hedging, would offer a softened presence within the street scene. The applicant is proactively committed to maintaining the new and existing boundary hedging to ensure continued screening of the proposed garage. This reflects a clear willingness to respond to previous concerns and to ensure the proposal sits sensitively within its setting. In addition, the use of high-quality green oak and softwood will weather naturally over time and contribute to a more organic and recessive appearance.

It is also important to note that the garage will not breach the established building line along Coombe Hill, as it remains within the curtilage of the property and benefits from substantial natural screening on approach. The reduced dimensions of the proposed garage ensure that it does not dominate the main dwelling or detract significantly from the existing street scene.

In conclusion, the applicant has made demonstrable efforts to address the previous refusals and believes the revised proposal represents a balanced and proportionate solution. Should the current application be refused, the applicant would look to appeal the decision, on the basis that the proposal now strikes an appropriate compromise between functional need and visual sensitivity.

Location of the proposed Garage:

The proposed single garage will be located to the front of the main house along its north-eastern boundary with Coombe Hill Road. No alterations are required to be made to the existing house. The proposal is in keeping with the rural setting and character of the surrounding area. The proposed garage has been designed to have minimum impact on the main house yet retain a scale that is complimentary to the property.

In summary, the proposed garage is a modest, well-considered addition to the site that supports the applicant's needs without adversely affecting the character of the area, the integrity of the main dwelling, or the amenity of neighbouring properties.

Footprint:

This proposed construction will have a footprint of approximately 4100mm wide x 6500mm deep and with an overall height of approximately 3500mm from finished floor level.

An up and over garage door will allow access to the proposed garage and will open to the north west.

Consideration/Privacy and Light:

The application site is not located within a designated conservation area, and the proposed development has been carefully designed to ensure that it does not result in any unacceptable impact on neighbouring residential amenity. The garage will be single-storey in height, and its scale and positioning have been selected to avoid any loss of light, overbearing effect, or reduction in privacy for adjacent properties.

To further mitigate any potential visual impact, the proposed garage will be screened from Coombe Hill Road by an existing mature holly laurel hedge along the frontage. This hedge is dense and of sufficient height to obscure the full extent of the garage, including its roof. The applicant is committed to retaining and maintaining this hedge to ensure it remains above the height of the proposed garage roof.

In addition, new planting is proposed along the southeast rear boundary of the garage. This supplementary hedging will further soften the visual appearance of the structure when viewed from the surrounding area and contribute to a more natural, landscaped setting. Like the existing hedge, this planting will be maintained to a height above the garage roofline, ensuring continuity of screening and helping the development remain discreet within its rural context.

Design Statement:

The design feature of the patented jointing system developed by Oakcraft allows the overall height of the building to be kept to a minimum.

The choice of traditional oak framed construction was decided upon because of:

- the natural beauty of the traditional oak
- the maximising of the bay width possible with an oak frame
- the lack of maintenance required for oak compared with other methods of construction
- the oak used by Oakcraft at Holmsley Mill is part of the sustainable forestry scheme. As such the choice of this form of construction is more in harmony with the environment than the more common forms of brick and cement construction

If we can provide any further details or material samples, please do not hesitate to contact us.

Manufacturing and Build Timeframe:

With most of the oak joinery work being carried out off-site at our mill in the New Forest the time for site related construction is minimal usually not exceeding 6 weeks from start of groundworks to tiling completion.

This includes a period of inactivity on site following the groundwork completion and measurement whilst the oak is being cut.

Proposed Garage:



Position of the proposed Garage:



The height of the proposed garage will be obscured from the road (Coombe Hill Road) due an existing brick wall and mature thick holly laurel hedge to the front of the property.



Location of the proposed garage to grass/gravel area to front of property

Location of Proposed Garage & Access from the Highway:



Google Map image of site

Planning History:

Proposed detached oak-framed garage.

Hillcrest Coombe Hill Road East Grinstead West Sussex RH19 4LY

Ref. No: DM/25/0893 | Received: Mon 31 Mar 2025 | Validated: Mon 31 Mar 2025 | Status:

Withdrawn

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Proposed single storey rear extension and alterations.

Hillcrest Coombe Hill Road East Grinstead West Sussex RH19 4LY

Ref. No: DM/24/2825 | Received: Tue 19 Nov 2024 | Validated: Tue 19 Nov 2024 | Status:

Permission

Proposed 3 bay detached oak framed garage to the front of the property.

Hillcrest Coombe Hill Road East Grinstead West Sussex RH19 4LY

Ref. No: DM/24/2369 | Received: Fri 27 Sep 2024 | Validated: Fri 27 Sep 2024 | Status:

Refused

Single storey side, rear extensions with internal alterations and proposed canopy to front elevation.

Hillcrest Coombe Hill Road East Grinstead West Sussex RH19 4LY

Ref. No: DM/21/4301 | Received: Fri 17 Dec 2021 | Validated: Fri 17 Dec 2021 | Status:

Approved

Proposed construction of single storey side, rear extensions with canopy. Proposed canopy to front elevation.

Hillcrest Coombe Hill Road East Grinstead West Sussex RH19 4LY

Ref. No: DM/21/3275 | Received: Fri 10 Sep 2021 | Validated: Fri 10 Sep 2021 | Status:

Approved

Demolition of existing garage and pool equipment room. Construction of two storey extension and car port.

Hillcrest Coombe Hill Road East Grinstead West Sussex RH19 4LY

Ref. No: 02/02403/FUL | Received: Wed 06 Nov 2002 | Validated: Fri 08 Nov 2002 | Status:

Approved

Ground floor extension to provide new porch

Hillcrest Coombe Hill Road East Grinstead West Sussex RH19 4LY

Ref. No: GR/350/99 | Received: Thu 16 Dec 1999 | Validated: Thu 16 Dec 1999 | Status:

Approved

2 Storey side extension, roof conversion and carport

Hillcrest Coombe Hill Road East Grinstead West Sussex RH19 4LY

Ref. No: GR/329/97| Received: Wed 06 Nov 2002| Validated: Fri 08 Nov 2002 | Status:
Approved

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This application has been revised in response to previous refusals, with careful consideration given to the concerns raised by the Council. The submitted documents aim to demonstrate the proposal clearly and proportionately, showing how it has been adapted to minimise impact, respect local character, and comply with relevant planning policies. We trust that the amendments now presented address the issues previously identified and respectfully request that the Council gives this revised application its favourable consideration.

Yours sincerely

Susan Mulford

Oakcraft