

Design & Access Statement

In respect of:

Esquina

Esquina, Cranston Road, East Grinstead, RH19 3HL.

Householder application [PP Reference: PP-14464330] for the demolition of existing single-storey rear extension and construction of single-storey rear kitchen/dining extension; internal reconfiguration to form W.C. and utility room with external side access; replacement of existing porch with new enclosed porch; and application of new render finish to existing masonry.

2511

Nov 2025

Revision P01



INTRODUCTION

- 1.01 This document has been prepared for the planning application submission to Mid Sussex District Council, on behalf of the applicant/owner of Esquina, Cranston Road, East Grinstead, RH19 3HL. The purpose of this document is to set out the following:
- 1.02 An introduction to Esquina, including a site overview and its setting and surrounding context.
- 1.03 The specific needs present at Esquina which this application seeks to address and an explanation of the aspirations and brief prepared by the client, which informed the design approach and development of the proposed scheme.
- 1.04 An overview of the relevant legislation and guidance influencing the proposals, with particular reference to planning policy.
- 1.05 This statement is to be read in conjunction with a full set of planning application drawings submitted.



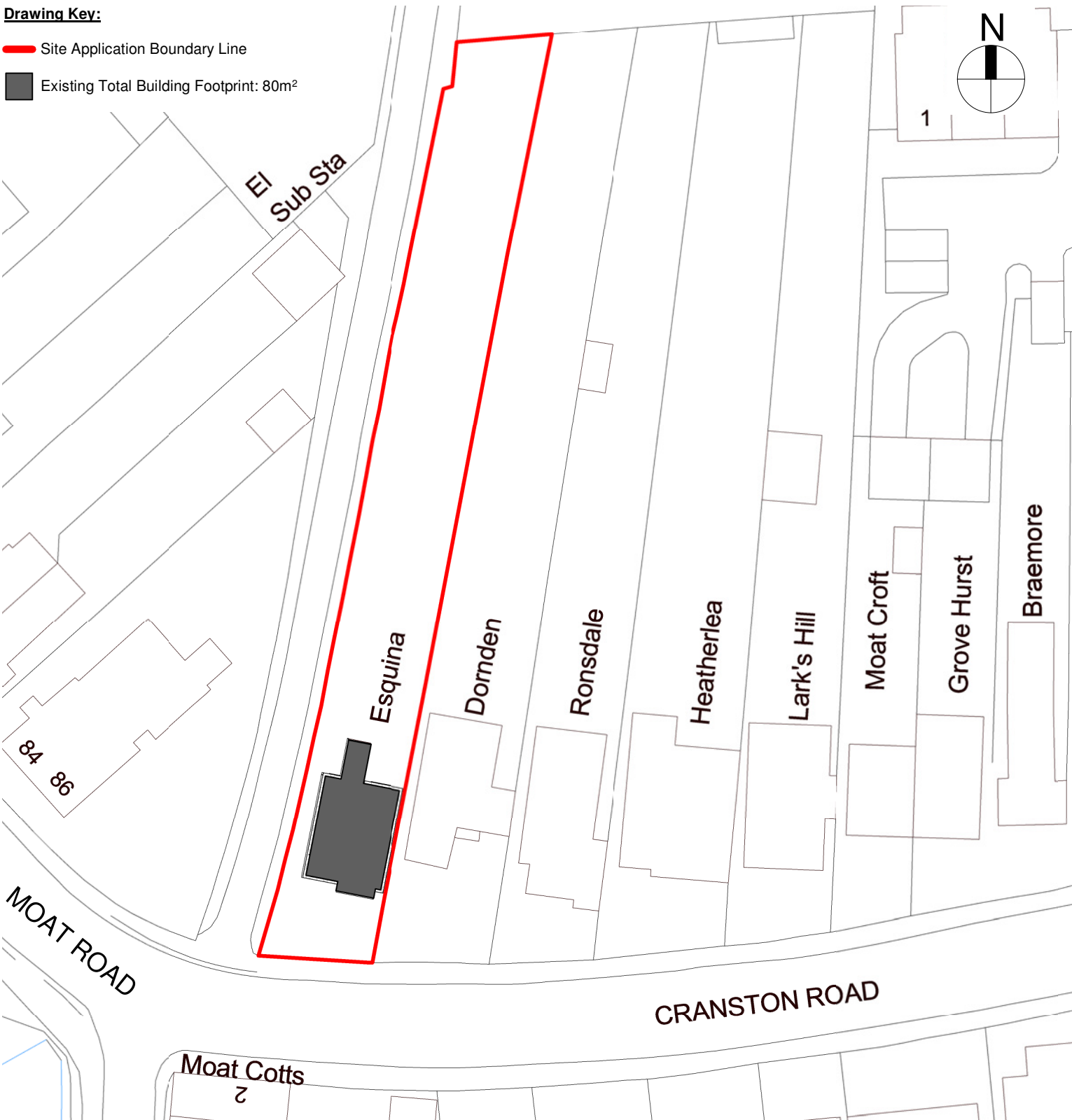
View of existing single-storey rear extension

SITE OVERVIEW

- 2.01 Esquina is a two-storey detached private single-family dwellinghouse (Use Class C3) located on Cranston Road in East Grinstead, within the built-up area of the town. The property lies in Mid Sussex District, West Sussex, in the South East (England) region of the UK.
- 2.02 Cranston Road is situated between two established public open spaces: Mount Noddy Recreation Ground to the north-west and the King George’s Field / Kings Centre complex to the south-west on Moat Road. The surrounding properties are predominantly detached dwellings of traditional form and materials, following a broadly consistent build line.
- 2.03 The plot features an open front driveway accessed directly off of Cranston Road, with a gated side passage along the west elevation providing access to a long rear garden plot. There is a public footpath to the west elevation leading to Mount Noddy park. Boundary treatments typically comprise hedges, mature trees and timber closeboard fencing.



View from public footpath



Existing Site Location Plan (Not to scale).

3.01 SITE ACCESS

Vehicular access to the property is taken directly from Cranston Road via the existing private driveway, which provides off-street parking. Pedestrian access is via the same frontage.

The property benefits from good public transport connections. A local bus stop on Cranston Road is within a short 3-5 minute walk, offering regular routes towards East Grinstead town centre.

The East Grinstead railway station is located to the west of the town centre, at Railway Approach, providing direct rail links to London.

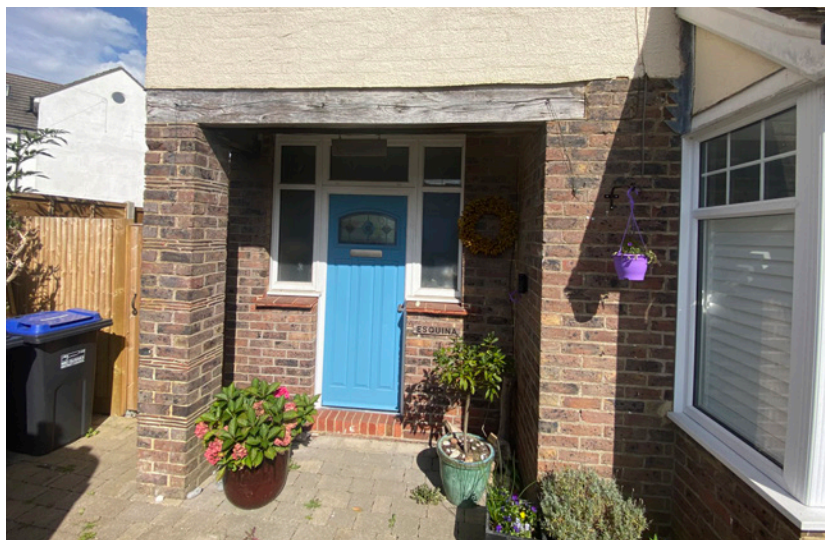
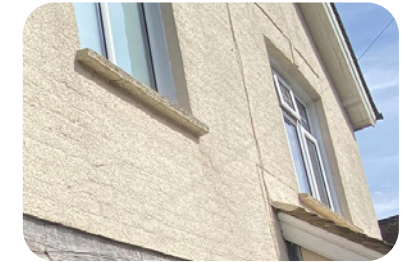


Ariel View - Google Maps



Ariel Map - Google Maps

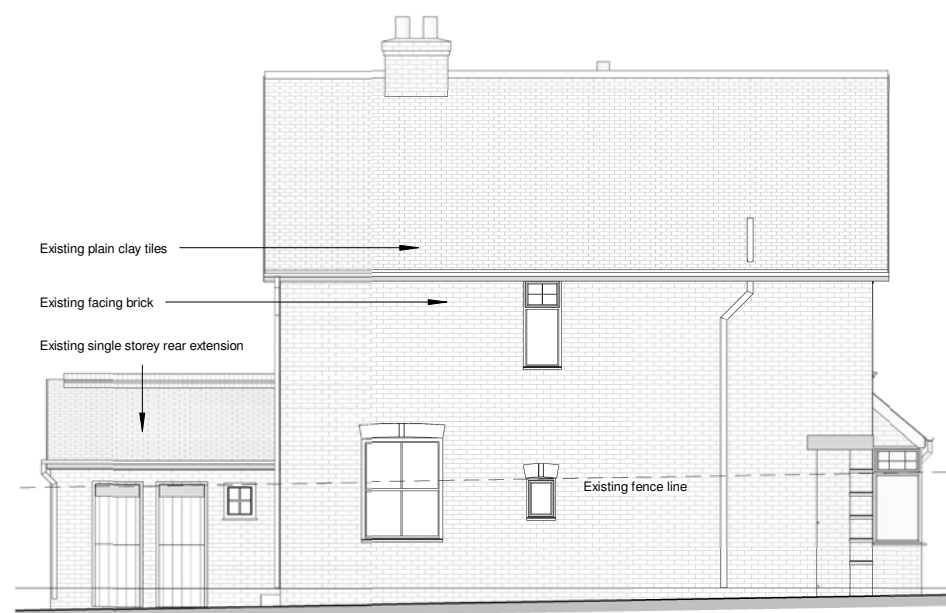
4.01 EXISTING PHOTOS



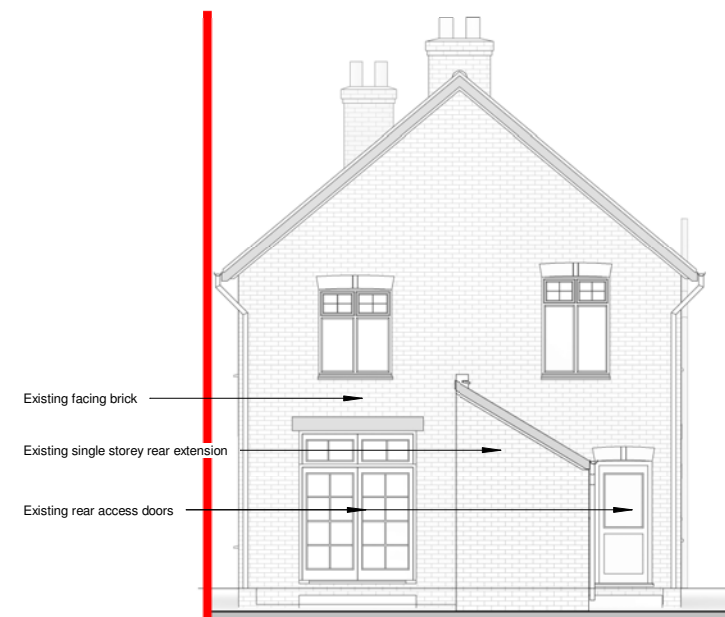
5.01 **EXISTING DRAWINGS (Not to scale).**



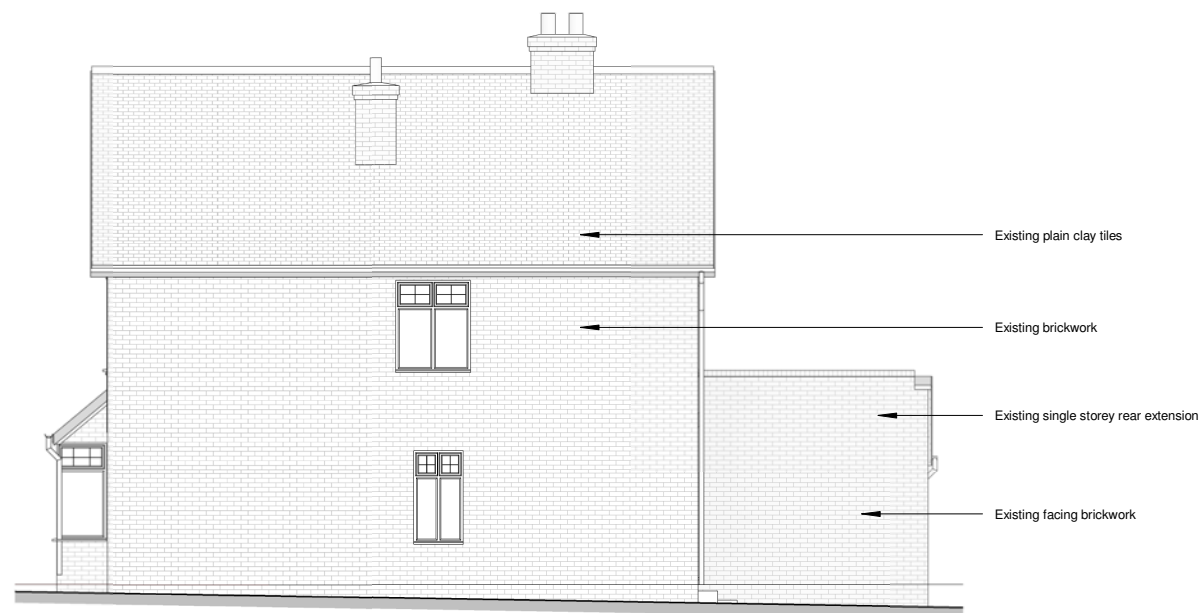
① **Existing South Elevation**
1 : 100



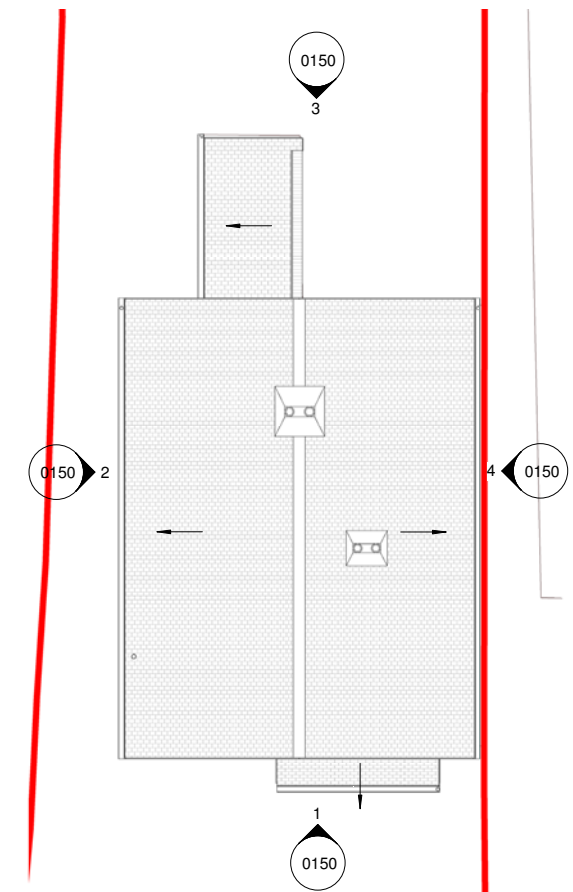
② **Existing West Elevation**
1 : 100



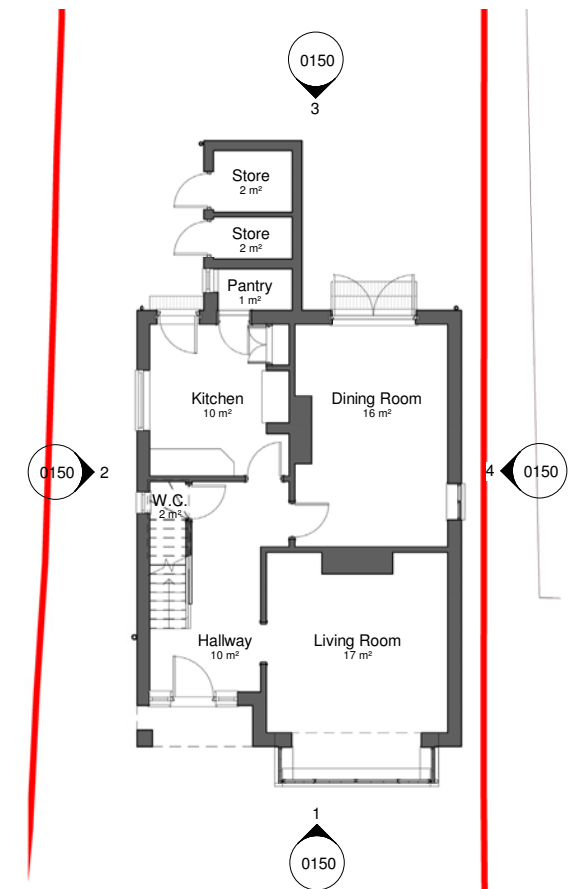
③ **Existing North Elevation**
1 : 100



④ **Existing East Elevation**
1 : 100



Existing Roof Plan



Existing Ground Floor Plan

6.01 BRIEF & OBJECTIVES

The proposed works at Esquina have been developed in direct response to the specific needs and aspirations of the client, aiming to create a more functional, comfortable and efficient family home.

The existing layout of Esquina presents a number of functional shortcomings that no longer meet the needs of modern family living. The kitchen is undersized, providing insufficient storage and limited usable workspace.

The existing single-storey rear extension is not currently fit for purpose, offering little practical value and failing to make effective use of the generous rear garden plot. Overall, internal storage provision across the ground floor is limited, reducing the practicality and versatility for family use.

The client's brief therefore seeks to reconfigure and extend the ground floor to provide a larger, open-plan kitchen and dining area.

The existing kitchen will be reconfigured to accommodate a relocated downstairs W.C., freeing up space beneath the stairs for additional storage and creating a new utility room with external side access. This will provide a practical access point for family use — such as removing muddy boots and coats before entering the main living areas.

Further proposed works include a new enclosed porch aligned with the depth of the adjacent front bay window. This will provide additional storage for coats and shoes while improving the legibility of the main entrance.



DESIGN

7.01 USE

The existing use of the property is Class C3 (residential dwelling house), and this will remain unchanged.

7.02 AMOUNT

The existing total GIA is 127.5m².
The proposed extension will be approx. 32m²

The table below sets out the existing and proposed gross internal floor areas (habitable space). No alterations are proposed to the first floor; the only change relates to the ground floor.

EXISTING GIA	PROPOSED GIA	INCREASE
Ground: 65.9m ²	Ground: 98.5m ²	Ground: 32.6m ²
First: 61.6m ²	First: 61.6m ²	First: 0m ²
Total: 127.5m ²	Total: 160.1m ²	Total: 32.6m ²

7.03 LAYOUT & SCALE

The existing layout of Esquina comprises a hallway, under-stairs W.C., living room, dining room, kitchen, pantry cupboard and externally accessed stores. The proposed layout introduces a new open-plan layout kitchen and dining area, accessed from the existing dining room—re-purposed as a family room—and from the new utility room. This creates a more coherent internal flow and improves the connection between living spaces and the garden.

The proposed single-storey rear extension will project approximately 5.7 metres from the original rear elevation, remaining within the established building line of the neighbouring property’s two-storey extension. The extension will occupy less than half of the existing building footprint. Other properties along Cranston Road have been extended in a similar manner, establishing a clear precedent for rear extensions of comparable scale and form.

7.04 APPEARANCE

The proposed single-storey rear extension has been carefully designed to remain proportionate and sympathetic to the host dwelling, presenting a balanced elevation that complements the existing architectural character.

The hipped pitched roof with a flat top reduces overall massing, while overhead skylights and glazed bi-fold doors maximise natural daylight and strengthen the visual and physical connection with the rear garden. No side-facing windows are proposed, ensuring privacy and preventing any potential overlooking or overshadowing of neighbouring properties.

The extension will be constructed in facing brickwork to match the existing masonry, with brown handmade plain clay tiles consistent with the existing roof.

The timber-framed gable porch has been designed to be sympathetic and subservient to the existing dwelling, referencing traditional architectural details found in neighbouring properties such as Heatherlea on Cranston Road.

A new render finish will be also applied to the existing masonry, providing a consistent and refreshed appearance, while remaining in keeping with the residential character of the surrounding area.

7.05 LANDSCAPING

The proposed works are contained entirely within the private rear garden of Esquina. No alterations are proposed to the wider landscape setting, and the existing mature hedges, trees, and established planting will be retained to preserve both privacy and the character of the plot.

7.06 SUSTAINABILITY

The development will be designed to meet the requirements of Approved Document Part L of the Building Regulations.

Existing trees and mature hedges will be retained, supporting biodiversity, maintaining natural screening, and reinforcing the landscape character of the site.

7.07 ACCESS

Existing vehicular access will be retained, with no alterations proposed. Refuse collection arrangements will remain unchanged and will continue to allow Council operatives to undertake collections as existing.

7.08 DRAINAGE

Surface water from the proposed extension roof will discharge via new downpipes into soakaways connected to the existing drainage system.

New foul water infrastructure will serve the new kitchen, utility room, and W.C., new manholes to be installed as required and all new runs connecting to the existing foul drainage line along the west side of the property.

7.09 FLOOD RISK

The application site is located within Environment Agency Flood Zone 1, which is defined as having a low probability of flooding. Residential development and extensions are considered appropriate in this zone, and the proposal does not increase flood risk on-site or elsewhere.

 Environment Agency

Flood map for planning

Your reference	Location (easting/northing)	Created
Unspecified	539443/138485	7 November 2025 20:13

Your selected location is in flood zone 1, an area with a low probability of flooding.

7.10 PLANNING HISTORY

Reference: DM/20/4669
Alternative Reference: PP-09348678
Application Received: Wed 16 Dec 2020
Application Validated: Mon 21 Dec 2020
Proposal: To make front garden a driveway and a dropped kerb
Status: Approved
Decision: Permission
Decision Issued Date: Fri 12 Mar 2021

7.11 RELEVANT PLANNING POLICY

The proposal has been developed to comply with the following adopted policies and guidance:

Mid Sussex District Plan (2014–2031)

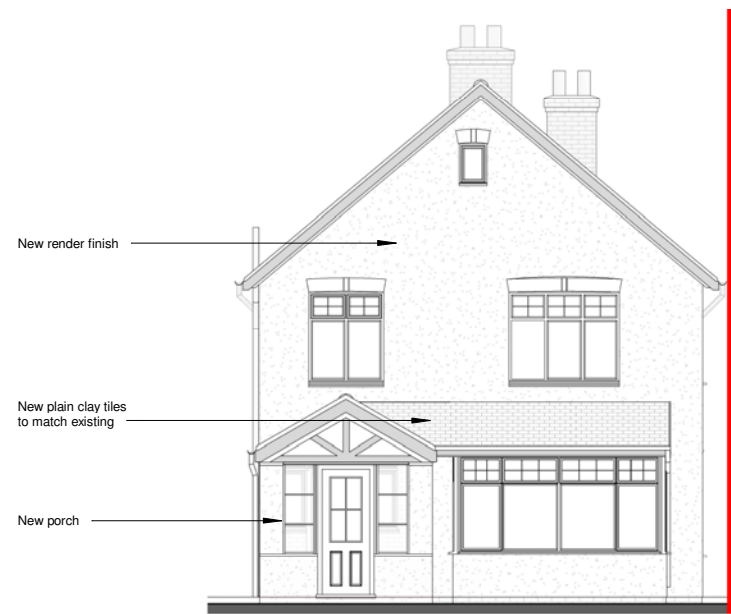
DP26: Character and Design — Requires high-quality, contextually responsive design that respects local distinctiveness. The proposal complements the character of Cranston Road through sympathetic form, materials, and detailing.

DP29: Noise, Air and Light Pollution — Ensures that development avoids unacceptable impacts on residential amenity. The proposal maintains suitable separation from neighbouring properties and avoids adverse impacts.

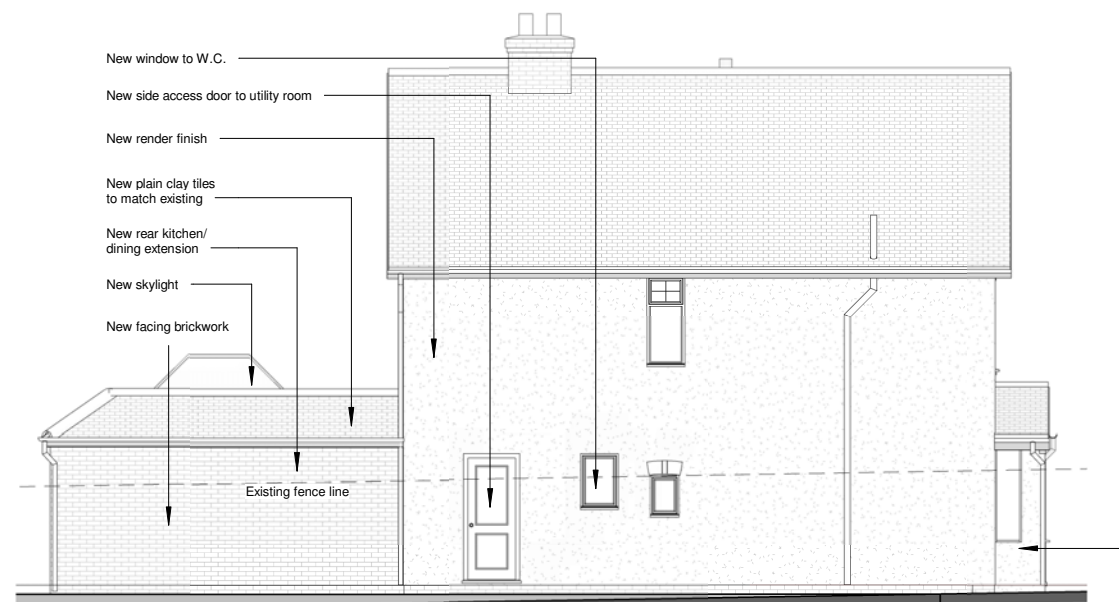
Mid Sussex Design Guide SPD (2020) — Provides detailed guidance under DP26 for well-proportioned, contextually appropriate extensions that integrate with the host dwelling and surrounding character. The proposed design accords with these principles.

National Planning Policy Framework (NPPF) — Requires development to achieve high standards of design, conserve local character, and enhance the quality of existing housing. The proposal aligns with these aims by improving the dwelling's function and appearance while respecting its context.

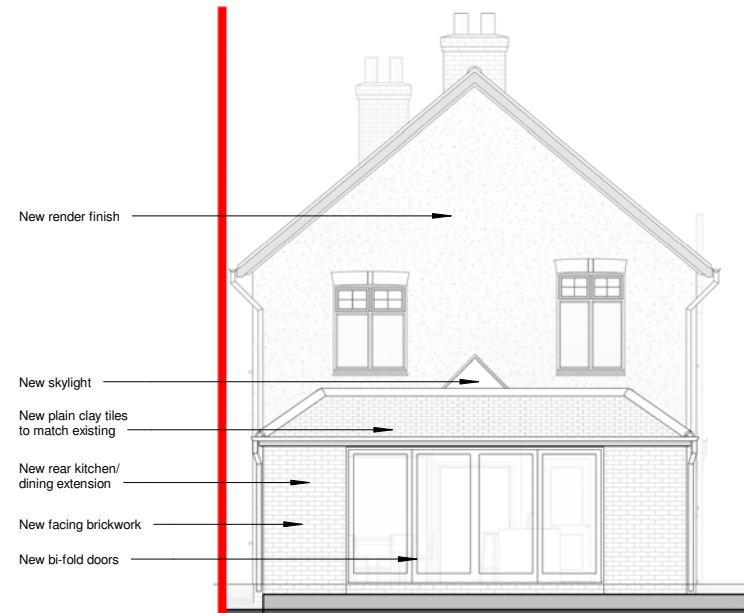
8.01 PROPOSED DRAWINGS (Not to scale).



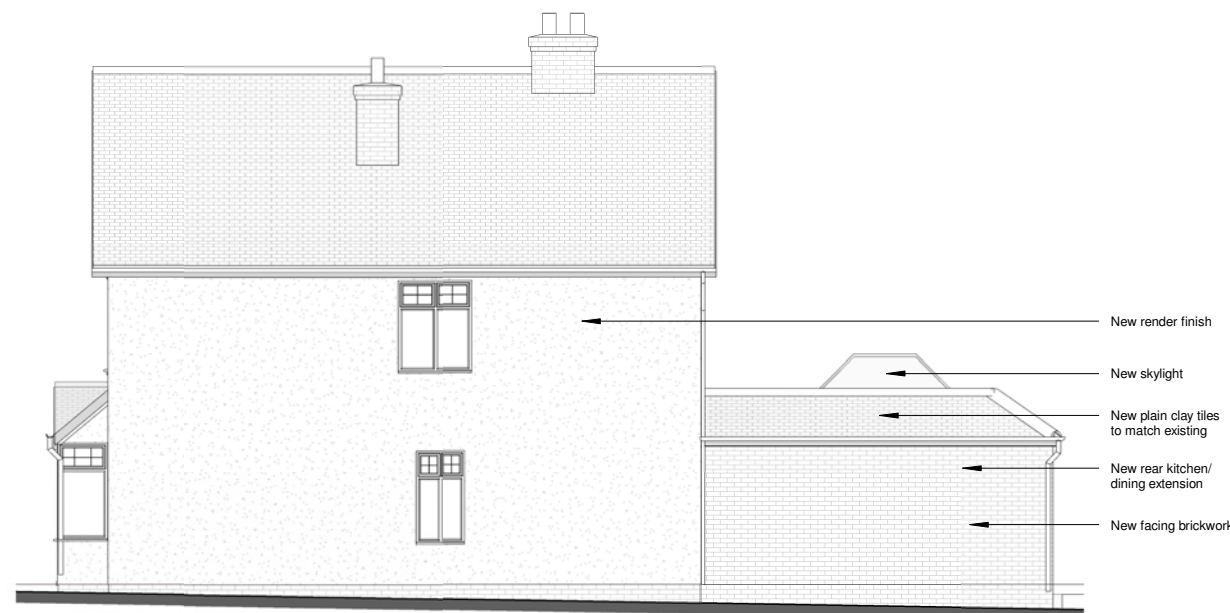
1 Proposed South Elevation
1 : 100



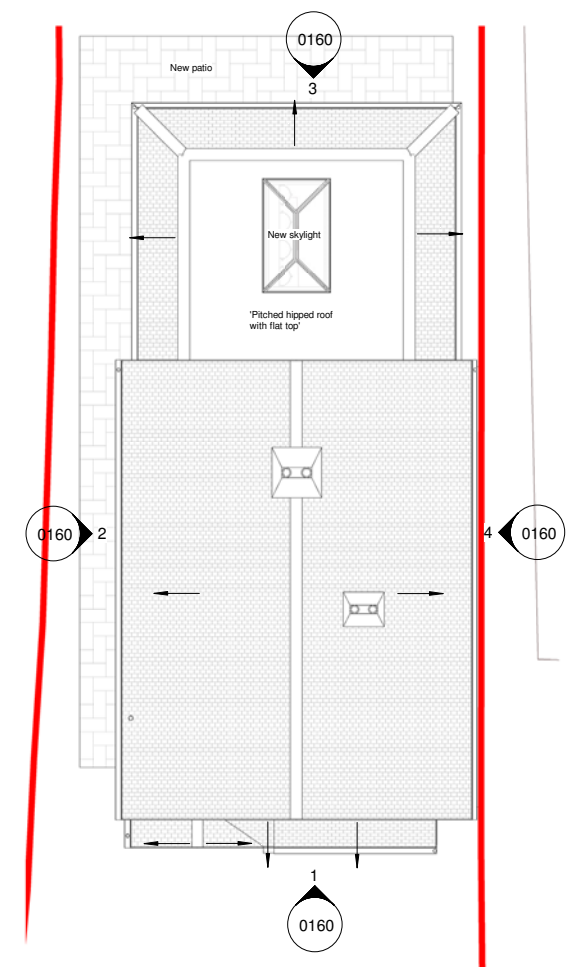
2 Proposed West Elevation
1 : 100



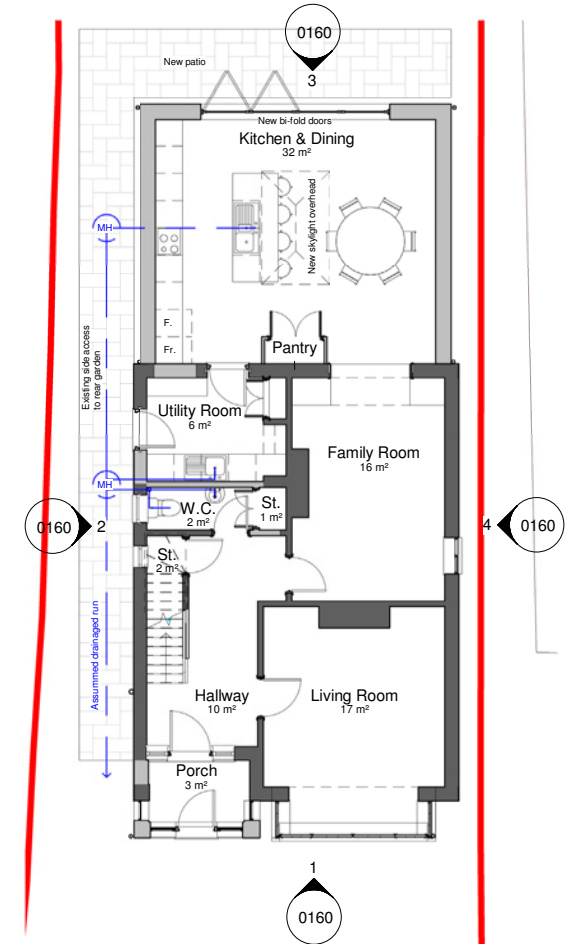
3 Proposed North Elevation
1 : 100



4 Proposed East Elevation
1 : 100



Proposed Roof Plan



Proposed Ground Floor Plan

9.01 CONCLUSION

We respectfully ask that Mid Sussex District Council support this application on the following grounds:

The proposal is compliant with the Mid Sussex District Plan 2014–2031, the Mid Sussex Design Guide SPD, and national planning guidance, and will make a positive contribution to the character of the area.

The proposed scheme has been designed to improve the longevity and usability of the dwelling for the applicant.

The scheme will not result in any loss of privacy, overlooking, overshadowing, or reduction in natural light or outlook for neighbouring residents, thereby complying with local policy requirements for residential amenity.

