

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0824	Case Officer:	Anna Tidey
Application Type:	Householder Application		
Proposal:	Ground floor front extension and first floor side/rear extension to accommodate additional bedroom and ensuite.		
Site:	68 Lancaster Drive, East Grinstead, West Sussex, RH19 3XH, , , ,		
Validation Date	31 Mar 2025	Overall Expiry Date:	4 Aug 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	7 Aug 2025
Target Date:	26 May 2025	Recommending Officer Signature:	Anna Tidey

Date Legal Agreement Completed: (if applicable)		No of Representations:	4
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Signed and Agreed By:	Stephen Ashdown	Date:	8 Aug 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0824

**68 Lancaster Drive, East Grinstead, West Sussex, RH19 3XH, , ,
Ground floor front extension and first floor side/rear extension to accommodate additional
bedroom and ensuite.**

Will Hyde

SUMMARY OF REPRESENTATIONS

Two representations received from the neighbouring residents, which contain the following objections:

- Scale and proximity of two storey extension to boundary line with No 66.
- Extension is within 142cm of neighbour's back door.
- Extension construction will require access onto neighbour's property to erect scaffolding.
- Extension is too large for the plot and very imposing given position of No 68 forward of No 66.
- Concern regarding precedent.
- Impact upon side strip of land used by No 66 as paved access pathway, water butt and bin location, screening trellis, planters, man hole, retaining wall, etc. Use of this area has been unchallenged for 52 years.
- Concern regarding position and impact of potential meter box replacement.
- Footings will encroach on land at No 66 and impact upon laid path pavers, retaining wall, trellis, roses and hedges.
- Health and safety issues from recently installed condensing boiler vent exhaust outlet.
- Concerns regarding disruption that will be caused as a result of the development works.
- A Party Wall agreement will be required.
- Historic land stability issues as a result of poor rainwater drainage management at No 68.
- Impact of development construction works on retired neighbours - dirt, noise, paraphernalia.
- Impact of proposed extension upon light received to side path, kitchen access door and bathroom window located in side wall of No 66.
- Loss of privacy in rear garden at No 66 from proposed first floor French doors/juliette balcony.
- Concern raised that the 21 days consultation period for neighbours to comment is insufficient to take technical advice.
- Change to No 68 will affect the layout and appearance of the three similarly designed houses at Nos 66,68 and 70.
- No comment to ground floor extension, which replaces a temporary structure.
- Concern regarding the impact of the first floor extension upon light to No 66, which also affects the symmetry in front views from the road.
- Request that development works do not start before 9am.

Amended Plans: Two further representations received from the neighbours at No 66, which contain the following additional objections:

- The amendments are minimal.
- Concerns regarding the stability of the ground and inadequate drainage system, which will need to be replaced before the erection of the extension.
- The width of the first floor French doors has been reduced, but will result in overlooking to the rear garden at No 66.
- No 66 will be claustrophobic, over shadowed and less desirable as a result of the proposed extension.
- The extension will alter the current spacious estate layout.
- There will be an impact upon views of open space and woodland for neighbours located on opposite side of the road.
- The use of obscured glass in the first floor French doors will provide more privacy when the windows are closed.

- Likely that on warm sunny days, when the neighbours are using the garden, they will be open. Consequently, this amendment will make negligible difference to neighbouring privacy and the glazing could be replaced.
- Negative impact upon property value.
- Request that the applicant is required to provide a full structural and drainage impact assessment.
- Concern raised over lawful status of the existing ground floor extension.
- Health and safety concerns of boiler flue should be addressed.
- Concern regarding harm to land and property at No 66.

SUMMARY OF CONSULTEES

Flood Risk & Drainage:

Having reviewed the Flood Risk Assessment provided we have no objection on flood risk grounds, subject to the mitigation measures being implemented as stated. Any amendments to the drainage on site can be managed via building regulations and building control as necessary.

Further comments: We have no objection to the proposal development.

As an advisory, we would suggest the Applicant considers the resistance and resilience measures suggested within the EA advice, Preparing a flood risk assessment: standing advice - GOV.UK (www.gov.uk), and implements any they deem appropriate due to the increased flood risk in the vicinity of this as a residential site (which are classified as 'more vulnerable').

Southern Water:

Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue and no Southern Water assets will be affected. Therefore, Southern Water has no objections to this proposal.

TOWN/PARISH COUNCIL OBSERVATIONS

East Grinstead Town Council: The Committee of the 28 April resolved to support this application subject to sufficient drainage and waste management being implemented for the new design, and recommended that obscured glass be used for the new windows/Juliette balcony on the first floor windows to protect neighbours' privacy.

Amended Plans: Planning Committee of the 1 July 2025 resolved to support this application subject to sufficient drainage and waste management being implemented for the new design, and recommended that obscured glass be used for the new windows/Juliette balcony on the first floor windows to protect neighbours' privacy.

INTRODUCTION

This application seeks planning permission to construct a ground floor front extension and a ground and first floor side extension at 68 Lancaster Drive in East Grinstead.

RELEVANT PLANNING HISTORY

None found.

SITE AND ITS SURROUNDINGS

No 68 Lancaster Drive is a detached 4 bed house located on the southern side of the road within an established residential area on the eastern side of East Grinstead.

The property is constructed in brick with a gabled front elevation with inset first floor tile hanging. Existing single storey front and side projections are covered by a flat roof. This extends over the porch, the front door, which is off centre in the front elevation, and extends to the side of the house over a retained single garage and a converted, formerly integral, garage. A single storey utility room extension has been added

to the rear of the retained garage, which extends back to the rear wall of the house, and has a largely flat roof with angled tiling on the side elevation facing No 66. To the rear of this there is a raised timber decked area, above which there is a partly open timber framed structure.

The house is orientated to face north west facing the road. The frontage has been block paved and forms an off road area which can accommodate two parked cars.

At the rear of the property there is a raised terrace, and the garden slopes down from this at a lower level. To the rear of the garden there is an area of woodland which lies outside the Built up Area boundary of East Grinstead.

The house and garden are located within the Built up Area boundary and within an Amber Impact Risk Zone for Great Crested Newts.

APPLICATION DETAILS

This application seeks planning permission to enlarge the ground and first floor living space in the property.

The submitted plans show the demolition of the existing porch and the construction of a new single storey addition on the front elevation of the house with a pitched roof. The extension is indicated on the submitted plans to extend 1.8m forward of the front line of the house, with a width of 4.6m. The addition is shown to be constructed in brick with a gabled roof form to reflect the front elevation of the house. This addition will allow the enlargement of the existing kitchen, the provision of a new utility room, the enlargement of the hallway and a relocated ground floor WC.

The submitted plans show the side wall of the current garage and utility room are constructed in single brick. New insulated cavity walls are proposed to be constructed in their place and a first floor addition is proposed above. The altered ground floor will accommodate a new store room, snug and living room extension at the side of the house. The new first floor addition will accommodate a fifth bedroom and ensuite bathroom.

The application has been amended during the course of the determination. As originally submitted the proposed side extension was shown to have a straight side wall extending along the site boundary line with No 66 Lancaster Drive. The first floor addition was shown to have a 7.7m wide side facing gabled roof line, projecting to a height approx. 0.2m below the main ridge line on the house. The Amended Plans now show a staggered side gable wall to reflect the footprint layout of the existing ground floor.

The amended plans also show a hipped roofline over the proposed first floor addition. The revised roof form extends to a height approx. 0.58m below the main ridge line on the house. The first floor addition is set back 0.5m from the front wall of the main house. The extension is shown to be built in a brick finish and with pitched roof tiles to match the existing dwelling. The flat roofed areas are to be finished with fibreglass. The windows and doors are to be UPVC/Aluminium.

The proposed side extension will extend to a maximum width of 3m from the side wall of the house, and to a depth of 7.7m. The front elevation of the side extension will retain a garage door at ground floor level and a 1.1m wide square bathroom window at first floor level. The staggered side wall will extend to the boundary line with No 66. There are no windows proposed in this elevation.

On the rear elevation of the extension a 1.2m wide window is proposed at ground floor level to serve the enlarged living room. The original and Amended Plans show the installation of a pair of French doors with a Juliette balcony to serve the new bedroom at first floor level in the rear elevation of the extension. The original plans showed full height glazed side lights to each side of the inward opening doors, giving the glazing a full width of approx. 2.4m. The side glazed panels have now been removed from the French doors on the Amended Plans, As amended the pair of doors, and framing, measure a maximum of 1.2m wide. The glazing in the doors and balcony screen is annotated on the Amended Plans to be obscured glass.

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:

DP21 Transport
DP26 Character and design
DP38 Biodiversity
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.

There are no relevant policies.

Neighbourhood Plan

East Grinstead Neighbourhood Plan, made November 2016.

Policy EG3 Promoting Good Design
Policy 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:

DPS2 Sustainable Design and Construction
DPS4 Flood Risk and Drainage
DPS6 Health and Wellbeing
DPB1 Character and Design
DPN1 Biodiversity, Geodiversity and Nature Recovery

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.

West Sussex County Council Guidance on Parking at New Developments - September 2020.

National Planning Policy Framework (NPPF) (December 2024)

ASSESSMENT

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

- Design and Impact upon the street scene
- Impact on residential amenities
- Parking provision
- Flood Risk and Drainage
- Biodiversity Net Gain

Design and Impact upon the street scene

Policy DP26 of the District Plan seeks to promote well located and designed development, to protect valued characteristics of the built environment for their historical and visual qualities and support sustainable communities and create accessible environments. The wording of Policy DP26 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 DP29);*
- * 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.'*

Policy EG3 of the East Grinstead Neighbourhood Plan states:

'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;*
- c) The proposal does not result in the loss of buildings or spaces that would have an unacceptable impact on the character of the area;*
- d) The proposal ensures satisfactory means of access for vehicles and pedestrians and provides adequate parking, cycle storage and refuse facilities on site;*
- e) 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;*
- f) New development must be inclusive and where appropriate make satisfactory provision for the safe and easy access for those with mobility impairment; and*
- 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*
- h) Proposals make provision for green infrastructure and biodiversity enhancement.*

Due to infrastructure constraints within the town, all new development proposals, which generate a net increase in traffic (excluding householder applications), will be required to contribute towards improving the walking and cycle network related to the development and be of a recognised acceptable standard.'

Also relevant in the determination of the application is the design guidance contained in the Mid Sussex Design Guide, which seeks good design in house alterations and extensions.

Principle DG49 states:

'Extensions should respond to the design of the original dwelling and applicant will be expected to demonstrate how local character has informed the design proposal. Extensions should also normally be designed to be well integrated with the existing scale, form and massing allow the original building to remain the dominant element of the property whether it has one or several additions.

Extensions should typically use simple, uncomplicated building forms to complement and coordinate with the scale, form and massing of the original dwelling. The design approach may benefit from coordinating with the existing pattern of window and door openings as well as employing facing materials to match those of the existing dwelling. Otherwise it should demonstrate the appropriateness of the alternative approach.

Extensions should not result in a significant loss to the private amenity area of the dwelling.

There are two general approaches to extending a property:

- designing in the style of the existing building by closely matching its facing materials, architectural features, window sizes and proportions; and*
- designing in a contemporary style that takes its cues from key aspects of the existing building that might include its underlying form and proportions, facing materials, window design and other specific architectural features. The success of this approach is particularly reliant on high quality facing materials and finishes, and this will normally need to be demonstrated through detailed elevations and section drawings.*

Both approaches can create successful, well designed extensions that can be mutually beneficial to both the house and the wider area. All extensions and alterations should consider their impact on neighbouring properties (refer to Chapter 8 on residential amenity).'

Design Guide Principle DG50 refers to Front and Side extensions. This states:

'Front and side extensions are typically visible from the public realm and will be resisted where they have an adverse impact on the street scene or the appearance of a dwelling.

Front extensions

Front extensions are more likely to be acceptable where the building line is staggered or where the dwelling is set well back from the road. They are less likely to be acceptable in streets with a strong consistent building form as they risk disrupting the underlying order.

Where front extensions are considered acceptable, they should normally be limited to a modest single storey or porch-type extension that reflect the character of the existing property.

Side extensions

Side extensions should normally be subservient to the original dwelling and typically be set-back from the front of the house to help define the original building. The gaps between dwellings can sometimes positively contribute to articulating (for example, through the consistent rhythm of repeated houses) and adding interest in a street frontage or by providing views / visible connections to the surrounding countryside. Side extensions will therefore need to appropriately respond to the character of the street form and will not normally be accepted where they close an important gap and view'.

The proposed front extension is a subordinate addition to the property which will complement the existing gabled frontage and not appear out of keeping in the overall street scene.

The amended design of the first floor side addition is considered acceptable. The overall scale and design is considered to be inkeeping with the style of the original property and is an acceptable extension to the house. Whilst the position of the first floor addition at the side of the house will infill the partial open space that exists currently between the houses at No 66 and 68, as seen in public views from the road, the proposed set back position, lowered and hipped roofline will reduce the bulk of the addition and not over dominate the original form of the front of the house.

The use of matching materials in the construction of the proposed extensions will blend it in with the appearance of the existing house. The additions will be inkeeping with the overall appearance of the host building and will not be harmful when viewed within the street scene.

Consequently the design and appearance of the proposed extensions are considered to accord with District Plan Policy DP26, the aims of Policy EG3 of the East Grinstead Neighbourhood Plan and with the relevant Design Guide principles.

Impact on residential amenities

In assessing the potential impact of the proposed works upon the neighbouring amenities consideration needs to be given to District Plan Policy DP26. Policy DP26 requires that *'All applicants will be required to demonstrate that development does not cause significant harm to the amenities of existing nearby residents and future occupants of the new dwellings.'*

In addition Principle DG45 in the Design Guide refers to the need to consider privacy of existing and future residents and it is noted that privacy may be affected by the relationship of buildings to each other.

It is relevant that the position of No 68 is set forward of the immediate neighbouring house at No 66, and set back from No 70 Lancaster Drive. The three houses are of a similar original design. These are the immediate neighbouring properties that will be most affected by the proposed front and side extension.

The proposed front extension will be positioned close to the single storey projecting side garage at No 70. The existing boundary hedge will provide a degree of screening to views of the addition from the adjacent frontage parking at No 70. It is considered that views of the new roofline on the front addition from the set back first floor window in the side wall of the house at No 70 would be limited.

The residents of the adjacent house at No 66 have raised a number of objections to the proposal, from the receipt of the original plans and also to the amended scheme.

The house at No 66 has been altered and extended, with the addition of a front lean to roofline across the width of the house frontage, a garage conversion and a garage extension projecting forward of the house.

No 66 benefits from a side access pathway, allowing access from the front of the house into the rear garden. A side glazed doorway in the kitchen at No 66 exits onto this path. This pathway extends along the unfenced side wall of the garage. A low boundary fence is in position alongside the utility room addition at No 68, which narrows the width of the available space for the back section of the side pathway at No 66. A first floor top hinged, obscure glazed, bathroom window is located in the otherwise blank side wall of No 66, facing towards the position of the proposed extension.

It is relevant that the side doorway in the kitchen at No 66 is not the main light source for that room, there being a large front facing window. The bathroom is not a principle room and has an obscured window. The hipped roof will not impact harmfully upon the amount of daylight received by the north east facing bathroom window at No 66.

It is considered that the form, scale and position of the side extension is acceptable and that it will not cause significant harm to the amenities of residents of No 66. The impact of the addition is reduced as a result of the staggered positions of the houses at No 68 and No 66, and as a result of the amended plans, which include the hipped roof form to take the bulk of the roof addition away from the boundary line.

Consideration has been given to the scale and position of the proposed first French doors in the first floor bedroom, and their impact upon the privacy of the neighbours. These are positioned in the rear elevation of the extension. The agent was approached to amend the doors to a window, but the amended plans retain a smaller pair of doors with a fixed Juliette balcony screen, which are annotated to be obscure glazed instead, which is the applicant's preference.

Taking into account the position of the rear wall of the first floor extension forward of the rear wall of the house at No 66, as demonstrated on the submitted Block Plan, it is considered that any potential views out from the inward opening French doors will be limited by their position, size and limited by the obscured glass. The area of first floor glazing has been significantly reduced from the original plan and as the room they serve is a bedroom, not a principle room, it is considered, that, on balance the French doors can be supported.

The neighbours have raised a series of other concerns, including historic surface water damage and issues of ground stability from resulting flooding. The structural implications from the position of the proposed construction works for the extension on the site boundary are matters that are dealt with under the Party Wall Act. Other issues relating to access for scaffolding and land ownership are civil matters that should be resolved between the parties. Health and safety issues are not matters that can be considered in the determination of this application.

It is considered that the construction of the proposed extensions will not cause significant harm to the amenities or privacy of the neighbouring properties. The proposal therefore accords with the requirements of Policy DP26 of the District Plan and with the relevant principles of the Design Guide.

Parking provision

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:

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

- o The scheme is sustainably located to minimise the need for travel noting there might be circumstances where development needs to be located in the countryside, such as rural economic uses (see policy DP14: Sustainable Rural Development and the Rural Economy);*
- o 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;*
- o The scheme is designed to adoptable standards, or other standards as agreed by the Local Planning Authority, including road widths and size of garages*
- o 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;*
- o 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;*
- o 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;*
- o The scheme avoids severe additional traffic congestion, individually or cumulatively, taking account of any proposed mitigation;*
- o The scheme protects the safety of road users and pedestrians; and*
- o 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'.

Also relevant is Policy EG12 in the East Grinstead Neighbourhood Plan, which 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 existing property accommodates four bedrooms. The proposal would increase the bedrooms to five. The existing single garage will be replaced by a smaller store room. The frontage space for two cars to park off the road will be maintained on the site.

West Sussex County Council Guidance on Parking at New Developments requires a 4 and 4+ bed dwellinghouse in this part of Mid Sussex to have provision for 2.2 off road parking spaces.

There is provision for off road parking for 2 cars to the front of the property and there is also unrestricted on street parking on Lancaster Drive. Whilst the loss of the existing garage means that the on site provision will fall below the WSCC Car Parking Standards for a 4+ bed house, it is considered that in this location the provision is satisfactory for the extended property to accord with the aims of District Plan Policy DP21 and Neighbourhood Plan Policy EG12.

Flood Risk and Drainage

The site is not in a identified area susceptible to flooding, under NAFRA2, or at risk from Surface Water Flooding. However, there have been issues of local water damage and as the application has been

supported by a Flood Risk Assessment (FRA) advice has been sought from the Council's Flood Risk & Drainage Team on the proposed works. Their comments are reported in full above.

The Flood Risk & Drainage Team have no objection on flood risk grounds, subject to the mitigation measures being implemented as stated in the FRA. They have advised that any amendments to the drainage on site can be managed via building regulations and building control as necessary.

An advisory informative is recommended. The proposal is therefore considered to accord with relevant District Plan Policy DP41, subject to the recommended condition and Informative.

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 proposed front and side extensions are in keeping in form and design with the original building and will not adversely impact upon public views of the house or the street scene in Lancaster Drive.

The design, materials and appearance of the proposed extensions will accord with the aims of District Plan Policy DP26, Policy EG3 of the East Grinstead Neighbourhood Plan and with the relevant Design Guide principles.

It is considered that the proposal will not cause significant harm to the neighbouring amenities, their outlook, privacy or light. The proposal accords with the aims of District Plan Policy DP26 and the relevant principles of the Design Guide.

There is provision for off road parking for 2 cars to the rear of the property and there is also unrestricted on street parking nearby on Lancaster Drive. Whilst the provision falls below the WSCC Car Parking Standards for a 4+ bed house, it is considered that in this location the provision is satisfactory for the extended property to accord with the aims of District Plan Policy DP21 and Neighbourhood Plan Policy EG12.

The application has been supported by a FRA, which includes mitigation measures. Subject to these measures being implemented the works will accord with the aims of District Plan Policy DP41.

Consequently this application is recommended for approval.

Decision: Permission

Case Officer: Anna Tidey