

PLANNING STATEMENT

Issue Date: 20-07-26



Project Address: Russets, Sandy Lane, East Grinstead RH19 3LP

Dear Sir/Madam,

This application seeks full planning permission for a wrap-around front and side, two-storey extension at **Russets, Sandy Lane, East Grinstead, RH19 3LP**. The proposal has been deemed to constitute a replacement dwelling and is therefore submitted as a full planning application. Please refer to the plans submitted for more details.

The principle and design of the development have previously been considered acceptable through planning permission **DM/25/3157**, granted on **10 December 2025**. The proposal has also been informed by previous discussions and advice provided by **Andrew Horrell BA (Hons) MSc Town Planning, Planning Officer and Development Management at Mid Sussex District Council**.

The site is located within the built-up/suburban area of East Grinstead and is not located within the countryside. The proposal is therefore primarily assessed against the relevant design and amenity policies of the Mid Sussex District Plan. **Policy DP26 – Character and Design** is particularly relevant and requires development, including alterations, extensions and replacement dwellings, to be well designed and to reflect the distinctive character of the towns and villages. The policy also requires development to address the character and scale of surrounding buildings and to avoid significant harm to the amenities of nearby residents. This proposal also meets and is in line with the various Planning Policies applicable.

The proposed development has been designed with regard to the existing dwelling and the established suburban character of Sandy Lane and the surrounding area. The scale, form and appearance of the proposal are considered appropriate to the site and its surroundings, while the design seeks to create a cohesive and well-integrated dwelling.

The proposal has previously benefited from planning permission under reference **DM/25/3157** and has received no objections. It also benefits from parish support and the previous approval of the development. The application has been prepared having regard to the **Mid Sussex Design Guide Supplementary Planning Document**, which provides design guidance for residential development, including extensions and replacement dwellings.

In conclusion, the proposed development is considered to represent an appropriate and well-designed form of development which accords with the relevant planning policies of the Mid Sussex District Plan, particularly **Policy DP26**, and the Council's adopted design guidance. Planning permission is therefore respectfully requested.

