

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/2594	Case Officer:	Anna Tidey
Application Type:	Householder Application		
Proposal:	Proposed ground floor front extensions, new first floor addition and fenestration alterations		
Site:	Coombe Place Cottage, Turners Hill Road, East Grinstead, West Sussex, RH19 4LX, , ,		
Validation Date	13 Oct 2025	Overall Expiry Date:	24 Nov 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	5 Dec 2025
Target Date:	8 Dec 2025	Recommending Officer Signature:	Anna Tidey

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Steven King	Date:	5 Dec 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/2594

**Coombe Place Cottage, Turners Hill Road, East Grinstead, West Sussex, RH19 4LX, ,
Proposed ground floor front extensions, new first floor addition and fenestration alterations
Mr Pinchin And Ms Mathieson**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

Southern Water: No objections.

Conservation Officer: This property is part of the linear development along this part of Turners Hill Road. As a result of the proposal there will be some increase in the height and visibility of the property. It is considered that the development would not materially impact upon the setting of the nearby Listed Buildings. Neutral impact, no harm.

TOWN/PARISH COUNCIL OBSERVATIONS

East Grinstead Town Council: No comment.

INTRODUCTION

This application seeks planning permission to construct ground floor front extensions, the addition of a first floor and fenestration alterations at a bungalow located at Coombe Place Cottage, off Turners Hill Road in East Grinstead.

RELEVANT PLANNING HISTORY

02/01458/FUL. Proposed single storey flat roofed shower room and conversion of garage to habitable room. Approved August 2002.

SITE AND ITS SURROUNDINGS

Coombe Place Cottage is a 3 bed detached bungalow located on the southern side of Turners Hill Road on the southern approach road into East Grinstead, where there are other widely spaced residential properties.

The main part of the property is constructed with painted rendered walls and concrete roof tiles on a gabled roofline. The bungalow has been extended on the front (south west) and side (south east) facing elevations with pitched and flat roofed brick built extensions. A large raised paved patio extends off the southern end of the bungalow.

The property is located at a right angle to the road and benefits from a gated vehicular access with parking space for a number of vehicles in front of the bungalow. The secluded garden extends to the

south east of the property. There are established trees growing on the boundaries at the front and side of the garden area.

The house and garden are located outside the Built up Area boundary of East Grinstead, in the Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC), within the High Weald National Landscape Area/AONB, and an Amber Impact Risk Zone for Great Crested Newts.

Two neighbouring properties at Hill Place Farm (Hill Place) and Hill Place Farm, located to the north west of the site, are Grade II listed. The application has been advertised as affecting the setting of these Listed Buildings. A Public Footpath (path route EAG/43aEG/1) follows the route of the access track that serves those dwellings and this emerges onto Turners Hill Road virtually opposite the access to the site at Coombe Place Cottage.

APPLICATION DETAILS

This application seeks planning permission to extend the ground floor of the building and to add a first floor to the dwelling. The proposed extension would raise the eaves level on the main part and front addition and add a new gabled roofline.

The proposed extensions would raise the eaves level from 2.4m to a maximum of 5.1m (approx.), and the ridge height on the bungalow from 4.9m to 7.7m on the resulting two storey dwelling.

The contemporary design includes a front entrance addition with an asymmetric roofline including full height first floor and gable glazing inserts, which is also reflected in the proposed north west facing end gable and in the south eastern facing ground and first floor level gables.

At ground floor level the proposed extensions will enlarge the existing open plan kitchen to allow the provision of a separate utility room/pantry and provide space off the existing front family room to accommodate the new staircase for first floor access. One ground floor bedroom will be retained and another is shown on the proposed plans to be formed into a store/dressing room. Enlarging the entrance hall will take part of the third existing bedroom, which is shown to be converted into a ground floor study.

It is proposed that the new first floor accommodates a Master bedroom with an ensuite bathroom, two further bedrooms, with wardrobe storage, and an associated separate shower room. Access to these rooms will be provided by a spacious hallway with light serving the landing provided by full height glazing and gable glazing in the front first floor addition.

The submitted Application form and Proposed Elevation plans indicate the external materials for the altered dwelling which include: the retention of ground floor rendered and brick walls, first floor dark timber cladding, plain roof tiles, the inclusion of new double glazed windows and gable end glazing and the use of stone work wall cladding on the front entrance porch.

The application has been submitted with a detailed Design and Access Statement which includes details of the site and the existing building, the proposal, context, planning history, relevant planning policies and a planning assessment with details of the sustainability features of the proposal. This is saved on the planning file.

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:

DP12 Protection and Enhancement of Countryside
DP16 High Weald AONB
DP21 Transport
DP26 Character and design
DP34 Listed Buildings and other Heritage Assets
DP38 Biodiversity

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 EG1 Protection of the AONB
Policy EG3 Promoting Good Design
Policy EG4 Heritage Assets
Policy EG12 Car Parking

Other Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990

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
DPS6 Health and Wellbeing
DPB1 Character and Design
DPB2 Listed Buildings and Other Heritage Assets
DPN1 Biodiversity, Geodiversity and Nature Recovery
DPC1 Protection and Enhancement of the Countryside
DPT4 Parking and Electric Vehicle Charging Infrastructure

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.

High Weald Area of Outstanding Natural Beauty Management Plan 2019-2024

The High Weald Housing Design Guide 2020

High Weald National Landscape - Technical Advice Note: Dark Skies Planning Advice Note - July 2024

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

Impact upon the Countryside and High Weald National Landscape (AONB)

Impact upon the Ashdown Forest SPA and SAC

Impact upon the Listed Building

Impact on residential amenities

Parking

Design

Policy DP26 of the District Plan 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.'*

Also relevant in the determination of the application is Policy EG3 of the East Grinstead Neighbourhood Plan, which 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.'

The Design Guide refers to Design Principles in Chapter 9. Principle DG49 refers particularly to residential extensions, and states:

'Extensions should respond to the design of the original dwelling and applicants 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 allowing 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.'

Also relevant is Principle DG50: Front and side extensions, which 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 ground and first floor extensions to this bungalow will alter its form from a single storey building into a house. Whilst MSDC Design Guide Principle 49 seeks to maintain the scale, form and massing of extensions to allow the original building to remain the dominant element it is considered that in this case the proposal can be accepted, due to the limited footprint increase, the acceptable design of the additions and the limited visual impact that the additional first floor will have on the setting of the property.

The roadside bank, vegetation growing along the road frontage and the narrow access gates into the site gives the property a secluded position. The property does not occupy a prominent position in the street scene, being well screened from public vantage points in the road by established natural tree screening. The proposed use of matching and natural cladding materials in the proposed extensions will ensure that the extended property does not visually impact upon the semi-rural character of the area.

Overall, it is considered that the design of the additions are sympathetic to the design of the original dwelling and with the use of matching materials and design features, including matching wall cladding on the front elevation, will blend in with the appearance of the neighbouring houses in the street scene.

As such the proposed extensions are considered appropriate in scale and design in this case. The proposal will therefore accord with Policy DP26 and Policy EG3 of the East Grinstead Neighbourhood Plan and accords with the relevant Design Guide principles.

Impact upon the Countryside and AONB

The site is located outside the built up boundary of East Grinstead, within the open countryside. The relevant District Plan Policy is DP12.

Policy DP12 seeks to maintain and enhance the quality and character of the rural area and states:

'The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:

- o it is necessary for the purposes of agriculture; or*
- o it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.'*

The proposed development is located within the High Weald National Landscape (AONB). The legal framework for AONBs, (also known as National Landscapes) in England and Wales is provided by the Countryside and Rights of Way Act (CRoW) 2000 which at Section 82 reaffirms the primary purpose of AONBs: to conserve and enhance natural beauty. Section 84 of the CRoW requires Local Planning Authorities to *'take all such action as appears to them expedient for accomplishment of the purpose of conserving and enhancing the natural beauty of the AONB'*. The Levelling-up and Regeneration Act (2023) amended section 85 of the CRoW Act, to create a new duty on relevant authorities to *'seek to further the purpose of conserving and enhancing the natural beauty of the area' when discharging their functions in AONBs'*. A similar ethos is found within The High Weald Area of Outstanding Natural Beauty Management Plan which is a material consideration in the determination of planning applications in the AONB.

Policy DP16 states:

'Development within the High Weald Area of Outstanding Natural Beauty, as shown on the Policies Maps, will only be permitted where it conserves or enhances natural beauty and has regard to the High Weald AONB Management Plan, in particular;

- the identified landscape features or components of natural beauty and to their setting;*
 - the traditional interaction of people with nature, and appropriate land management;*
 - character and local distinctiveness, settlement pattern, sense of place and setting of the AONB;*
- and*
- the conservation of wildlife and cultural heritage.*

Small scale proposals which support the economy and social well-being of the AONB that are compatible with the conservation and enhancement of natural beauty will be supported.

Development on land that contributes to the setting of the AONB will only be permitted where it does not detract from the visual qualities and essential characteristics of the AONB, and in particular should not adversely affect the views into and out of the AONB by virtue of its location or design'.

Policy EG1 of the East Grinstead Neighbourhood Plan is also relevant in the determination of this application and this states:

'Within the High Weald Area of Outstanding Natural Beauty planning permission will be refused for major development proposals unless the development is demonstrably required in the public interest and meets the exceptional circumstances criteria outlined in the NPPF.

Planning permission for other forms of development will be granted where the proposals are for the:

- (i) Conversion of redundant buildings;*
- (ii) Replacement, on a like for like basis, of existing buildings; or*
- (iii) Extension of an existing dwelling house, relate to agricultural development or some other minor recreational use;*

Provided that for each of the above (i, ii and iii) all of the following criteria are met:

- o The highest standards of Design are achieved;*
- o The natural and scenic beauty of the landscape is conserved or enhanced;*
- o The proposals do not result in an obtrusive feature in the landscape.*

The onus is on the applicant to demonstrate that the scheme would not negatively impact on the existing quality of the protected landscape and its setting taking account of locally important features. Proposals that have not fully considered and addressed the impact on the AONB will normally be refused.'

Also relevant in the determination of the application is Paragraphs 189 of the NPPF, which states:

'189. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.'

A similar ethos is found within The High Weald Area of Outstanding Natural Beauty Management Plan.

The proposed extension of the bungalow into a house, the bulk of which will be mostly contained over the footprint of the existing property, will not harmfully impinge on local views or the wider character of the area. It is considered that the proposed increase in height of the building will have minimal impact upon the semi rural character of this part of Turners Hill Road and will not impinge harmfully upon public views from the adjacent public footpath as it emerges from Hill Place Farm on the opposite side of the road.

Consequently, this application accords with the aims of Policies DP12 and DP16 of the Mid Sussex District Plan and Policy EG1 of the East Grinstead Neighbourhood Plan and the relevant NPPF and AONB guidance.

Impact upon the Listed Building

Two neighbouring properties at Hill Place Farm (Hill Place) and Hill Place Farm, located some 111m (approx.) to the north west of the site, are Grade II listed. The application has been advertised as affecting the setting of these Listed Buildings.

The Council, as the Local Planning Authority, has a statutory duty to have special regard to the desirability of preserving heritage assets. Listed Buildings and their settings are afforded special protection under the planning regime by virtue of Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (PLBCAA); paragraphs 200-214 of the NPPF and Policy DP34 of the District Plan.

District Plan Policy DP34 is relevant in the determination of this application. It states:

'DP34: Listed Buildings and Other Heritage Assets

Listed Buildings

Development will be required to protect listed buildings and their settings. This will be achieved by ensuring that:

- o A thorough understanding of the significance of the listed building and its setting has been demonstrated. This will be proportionate to the importance of the building and potential impact of the proposal;*
- o Alterations or extensions to a listed building respect its historic form, scale, setting, significance and fabric. Proposals for the conversion or change of use of a listed building retain its significance and character whilst ensuring that the building remains in a viable use;*
- o Traditional building materials and construction techniques are normally used. The installation of uPVC windows and doors will not be acceptable;*
- o Satellite antennae, solar panels or other renewable energy installations are not sited in a prominent location, and where possible within the curtilage rather than on the building itself;*
- o Special regard is given to protecting the setting of a listed building;*

o Where the historic fabric of a building may be affected by alterations or other proposals, the applicant is expected to fund the recording or exploratory opening up of historic fabric.

Other Heritage Assets

Development that retains buildings which are not listed but are of architectural or historic merit, or which make a significant and positive contribution to the street scene will be permitted in preference to their demolition and redevelopment.

The Council will seek to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the character and quality of life of the District. Significance can be defined as the special interest of a heritage asset, which may be archaeological, architectural, artistic or historic.

Proposals affecting such heritage assets will be considered in accordance with the policies in the National Planning Policy Framework (NPPF) and current Government guidance.'

Also relevant to the determination is Policy EG4 of the East Grinstead Neighbourhood Plan, which refers to Designated and No Designated Heritage Assets and states:

'Applications affecting designated and non-designated heritage assets must be supported by an appropriately detailed assessment of their heritage significance and the impact of the proposals on that significance.'

Comments have been provided by the Conservation Officer on the proposed works. These are reported above and her views are accepted.

It is considered that the proposal will have a neutral impact, and cause no harm to the special interest of the listed buildings at Hill Place Farm. The proposal will preserve the Listed Buildings and therefore meet the aims and requirements of District Plan Policy DP34, Policy EG4 of the East Grinstead Neighbourhood Plan and the relevant paragraphs of the NPPF.

Impact upon neighbouring amenities

District Plan Policy DP26 requires that development '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.' Neighbourhood Plan Policy EG3 refers to the requirement for development not to harm adjoining amenity.

Under section 38(5) of the Planning and Compulsory Purchase Act 2004 if a policy contained in a development plan for an area conflicts with another policy in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published. As such, Policy DP26 of the MSDP is considered to take precedence and therefore the test in this instance is whether the development causes significant harm to neighbouring amenities as outlined above.

In addition Principle DG45 in the Design Guide refers to the need to consider privacy of existing and future residents.

The immediate neighbouring houses are Coombe House, which is sited some 40m approx., to the south west of Coombe Place Cottage and Bullards, some 30m to the north east. Both of these dwellings have significant boundary screening provided by established trees, including evergreen species.

Whilst the proposed first floor will introduce first floor windows in the front and rear facing elevations of the proposed house it is considered that there will be little impact upon the living conditions or amenities of either of the neighbours occupiers due to the intervening distances and the presence of the natural boundary screening.

The proposed extension will accord with District Plan Policy DP26. It is considered that the proposal will not harm adjoining amenity and also satisfies Neighbourhood Policy EG3 and the principles of the Design Guide.

Parking

As a result of the extension the 3 bed bungalow will become a 4 bed property, with the existing parking provision on the frontage unaltered.

District Plan Policy DP21 is relevant regarding parking for new development. It includes the following requirement:

'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;'

East Grinstead Neighbourhood Plan contains Policy EG12, which states:

'Policy EG12 - Car Parking

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.'

West Sussex County Council Guidance on Parking, sets out the maximum parking standards for residential houses. For a 3 bed property in the Herontye Ward of East Grinstead the guidance states that a maximum of 2.1 spaces should be provided. For a property with 4 bed spaces the requirement is 2.7 spaces. The existing parking provision at the property meets these requirements. As such the proposed parking provision accords with the requirements of District Plan Policy DP21 and Neighbourhood Plan Policy EG12.

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.

CONCLUSION

The proposed ground and first floor extensions and related fenestration changes are considered acceptable for this property and in this location. The raised building height will not adversely affect the character and appearance of the area or impact negatively upon the street scene. The proposal therefore accords with Policy DP26 and Policy EG3 of the East Grinstead Neighbourhood Plan and the relevant Design Guide principles.

The proposed development will not harmfully impact the wider appearance of the High Weald National Landscape/AONB. The proposed works are considered to accord with District Plan Policies DP12, DP16 and DP26, East Grinstead Neighbourhood Plan Policies EG1 and EG3 and the Design Guide principles.

It is considered that the proposed extension works will not cause significant harm to the neighbouring amenities. The proposal accords with the aims of District Plan Policy DP26, Policy EG3 of the East Grinstead Neighbourhood Plan and the relevant principles of the Design Guide.

The proposal would not harm the special interest of the adjacent listed buildings at Hill Pace Farm. The proposal therefore meets the requirements of District Plan Policy DP34, Policy EG4 of the East Grinstead Neighbourhood Plan and the relevant paragraphs of the NPPF.

The existing parking provision at the property meets the WSCC Parking standard requirements. As such the proposed parking provision accords with the requirements of District Plan Policy DP21 and Neighbourhood Plan Policy EG12 and can be accepted.

The proposal is therefore recommended for approval.

Decision: Permission

Case Officer: Anna Tidey