

Planning Applications

Plan No	Location & Applicant	Proposal
DM/22/0718/FUL Imberhorne	Land Rear Of 61 Crawley Down Road Felbridge East Grinstead Vanderbilt Homes	Development to provide a mix of 20, two, three and four bedroom dwellings with access obtained through adjoining site (as approved under DM/20/1078) with associated landscaping and infrastructure. (Further ecology information received 15th July, further drainage information and amended plans received 25th July.) (Additional Noise Report received 20th December 2022).
DM/22/3484/HOU Herontye	Cestria West Lane East Grinstead West Sussex c/o Agent	Garage extension.
DM/22/3811/HOU Town	The Pavilion 1A Pavilion Way East Grinstead West Sussex Mr I Matusovic	Single storey side extension with basement and separate garden room with storage.
DM/22/3812/HOU Imberhorne	4 Linden Avenue East Grinstead West Sussex RH19 1LT Isbell	Single storey rear extension.
DM/22/3822/LDC Worsted	Nutkin Oakley Close East Grinstead West Sussex Mr S Roberts	Proposed single storey rear extension.
DM/22/3856/HOU Town	12 Clays Close East Grinstead West Sussex RH19 4DJ Mr G Adams	Proposed two storey side extension, single storey rear extension, relocation of front door, replacement of windows
DM/22/3862/VOC Imberhorne	Land Adjacent To Brookhurst Furze Lane East Grinstead West Sussex Antler Homes	Variation of condition 2 of planning permission DM/20/4098 To remove approved plan: LDD1641-ARB-DWG-002 -Rev.03 Replace with plan: LLD1641-ARB-DWG-002 - Rev.05
DM/22/3868/LDC Imberhorne	86 Halsford Park Road East Grinstead West Sussex RH19 1PS M Mitchell	The erection of a single storey rear 3m extension with associated fenestrations. A loft conversion/rear dormer with fenestrations.
DM/22/3871/FUL Baldwins	Cedar Lodge Hackenden Lane East Grinstead West Sussex Mr P Lederer	Proposed timber 5-bar entrance gate, driveway surface treatment and planting.
DM/22/3891/TREE Town	The Old Convent Moat Road East Grinstead West Sussex Holly Tree	T2 Horsechestnut - remove.

Ms Adrienne Lamb
Ms Adrienne Lamb
80 Leighton Gardens
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TOWN AND COUNTRY PLANNING ACT 1990 (SECTION 96A)
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE
ENGLAND) ORDER 2015

REFERENCE: DM/22/3869

DESCRIPTION: NON MATERIAL AMENDMENT APPLICATION RELATING TO PLANNING APPLICATION DM/21/4264 . THE PROPOSAL IS TO ALTER THE GROUND FLOOR EXTENSION KITCHEN WINDOW TO TWO SLIDING GLAZED DOORS ON THE REAR NORTH ELEVATION. OPENING WIDTH WOULD REMAIN THE SAME.

LOCATION: THREE TREES, WORSTED LANE, EAST GRINSTEAD, WEST SUSSEX

DECISION DATE: 4 JAN 2023

CASE OFFICER: ANDREW HORRELL - ANDREW.HORRELL@MIDSUSSEX.GOV.UK

In pursuance of its powers under the aforementioned Act, the Council hereby notify you that they **APPROVE** the Non-Material Amendment for the above development in accordance with the plans and particulars submitted with your application received on 19 December 2022 for the following reason(s):

1. The proposal seeks to alter the previously approved rear extension by changing the ground floor extension kitchen window to two sliding glazed doors on the rear north elevation. The proposed amendments are not considered to materially impact on the appearance of the building. With this in mind, the proposal can be considered a non-material amendment to planning permission DM/21/4264.

Human Rights Implications

The planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

Please note that the existing planning permission still stands, and that the conditions imposed upon it continue to apply, except that the plans listed below can be substituted for the originally approved plans.

Plans Referred to in Consideration of this Application

The following plans and documents were considered when making the above decision:

Plan Type	Reference	Version	Submitted Date
Location Plan	2700-00		19.12.2022
Location and Block Plan	2700-01A		19.12.2022
Proposed Floor Plans	2700-13	GROUND	19.12.2022
		as	
Proposed Elevations	2700-31	approved	19.12.2022
		as	
Proposed Floor Plans	2700-13A	approved	19.12.2022
Proposed Elevations	2700-31A	GROUND	19.12.2022
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Assistant Director Planning and Sustainable Economy

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Ms Hook
Mike Bliss Architecture
3 High Street
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RH19 3AF

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015

PERMISSION

REFERENCE: DM/22/3309

DESCRIPTION: PROPOSED TWO STOREY REAR EXTENSION AND A DORMER OVER THE EXISTING GARAGE.

LOCATION: GATSBY HOUSE, 19 MEADOWCROFT CLOSE, EAST GRINSTEAD, WEST SUSSEX

DECISION DATE: 22 DEC 2022

CASE OFFICER: JOSEPH SWIFT - JOSEPH.SWIFT@MIDSUSSEX.GOV.UK

The Council hereby notify you that they **GRANT** planning permission for the above development to be carried out in accordance with the submitted application and plans and subject to compliance with the following conditions:-

1. **Approved Plans**

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interest of proper planning.

2. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3. No external materials shall be used other than those specified on the approved plans and application form without the prior approval of the Local Planning Authority.

Reason: To protect the appearance of the building and the area and to accord with Policy DP26 of the Mid Sussex District Plan 2014 - 2031 and Policy EG3 of the Neighbourhood Plan.

4. The proposed first floor bathroom windows on the eastern and western (side) elevations shall be glazed with obscured glass. They shall be non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.

Reason: To protect the amenities and privacy of the adjoining property and to accord with Policy DP26 of the Mid Sussex District Plan 2014 - 2031.

INFORMATIVES

1. In accordance with Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. Your attention is drawn to the requirements of the Environmental Protection Act 1990 with regard to your duty of care not to cause the neighbours of the site a nuisance.

Accordingly, you are requested that:

- Hours of construction/demolition on site are restricted only to: Mondays to Fridays 0800 - 1800 hrs; Saturdays 0900 - 1300 hrs; No construction/demolition work on Sundays or Public Holidays.
- Measures shall be implemented to prevent dust generated on site from crossing the site boundary during the demolition/construction phase of the development.
- No burning of materials shall take place on site at any time.

If you require any further information on these issues, please contact Environmental Protection on 01444 477292.

Human Rights Implications

The planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

Plans Referred to in Consideration of this Application

The following plans and documents were considered when making the above decision:

Plan Type	Reference	Version	Submitted Date
Location and Block Plan	185/002/100		27.10.2022
Existing Floor Plans	185/002/101		31.10.2022
Existing Roof Plan	185/002/102		27.10.2022
Proposed Roof Plan	185/002/102		27.10.2022

Existing Elevations	185/002/103	27.10.2022
Proposed Elevations	185/002/104	27.10.2022
Proposed Floor Plans	185/002/105	31.10.2022



Assistant Director Planning and Sustainable Economy

NB: IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ACCOMPANYING THIS FORM

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APPEALS TO THE SECRETARY OF STATE

Notes for Applicants

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

As this is a decision to refuse planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within **12 weeks** of the date of this notice.

However, if

- (i) this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice; or
- (ii) an enforcement notice is subsequently served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within:
 - 28 days of the date of service of the enforcement notice, or
 - within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.uk](#).

Betsa Developments Ltd
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TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015

REFUSAL

REFERENCE: DM/22/2633

DESCRIPTION: TWO STOREY EXTENSION ABOVE EXISTING BUILDING AND CONVERSION OF FIRST FLOOR TO CONTAIN 10 FLATS.

LOCATION: 61 - 63 LONDON ROAD, EAST GRINSTEAD, WEST SUSSEX, RH19 1EQ

DECISION DATE: 22 DEC 2022

CASE OFFICER: JOANNE FISHER - JOANNE.FISHER@MIDSUSSEX.GOV.UK

The Council hereby notify you that they **REFUSE** to permit the above development as shown in the submitted application and plans.

The reasons for the Council's decision are:-

1. The contemporary design of the extension is out of keeping with the character and form of other buildings within London Road and due to its bulk and scale would have a detrimental impact within the street scene which would be exacerbated by the prominent corner plot position of the site. The proposal is thereby considered to conflict with Policy DP26 of the District Plan, Policy EG3 of the Neighbourhood Plan, design principles DG11, DG38 and DG39 of the adopted Mid Sussex Design Guide and the principles of the NPPF.
2. The proposed development would result in harm to the setting of the East Grinstead Conservation Area and to the settings of the Grade II listed Post Office building which is located to the opposite side of London Road on the junction with Queen's Road, as well as within the wider setting of Grade II* listed St Swithun's Church. The proposal therefore conflicts with Policies DP34 and DP35 of the District Plan. This harm is

categorised as falling within the bracket of 'less than substantial' as defined by the NPPF. The public benefits of the proposal (additional housing, additional spending in the local economy and additional economic activity during the construction phase) do not outweigh the harm to the heritage assets of the East Grinstead Conservation Area and the listed buildings referred to above that would arise from this proposed development on a site that has not been allocated for development in a Development Plan Document under the plan led process. As the public benefits of the proposal do not outweigh the less than substantial harm (which must be given significant weight to reflect the statutory position in the Planning (Listed Buildings and Conservation Areas) Act 1990) that the preservation of the setting of listed buildings is desirable), the proposal conflicts with paragraph 200 of the NPPF as there is not clear and convincing justification for the harm to these heritage assets.

3. The proposed development, by reason of its scale, massing and close proximity, is considered to have a significantly harmful impact upon amenities of the adjoining first and second floor flats at no. 65 London Road, appearing overbearing, reducing outlook and creating a sense of enclosure that is likely to have a detrimental impact upon the wellbeing of residents. The proposal would also result in a poor outlook and limited daylight/sunlight for future occupiers of four flats (1, 5, 8 and 9) with their principal living space looking out on to the lightwell serving the communal staircase. In addition the bedroom windows of proposed flats 1 and 2 would have a poor outlook onto the rear of the development. As such the proposal would result in significant detriment to the amenities of existing and future occupiers of the development contrary to Policy DP26 of the District Plan, and the principles of the NPPF.
4. In the absence of a completed legal agreement to secure the necessary infrastructure payments to mitigate the impact of the development there is a conflict with policy DP20 of the District Plan.
5. The proposal does not adequately mitigate the potential impact on the Ashdown Forest Special protection Area (SPA) and Special Area of Conservation (SAC) and would therefore be contrary to policy DP17 of the District Plan and the Conservation and Habitats and Species Regulations 2010.

INFORMATIVES

1. In accordance with Article 35 of the Town and Country Planning (General Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, thereby allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied as part of a revised scheme. The Local Planning Authority is willing to provide pre-application advice and advise on the best course of action in respect of any future application for a revised development.

Human Rights Implications

The planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

Plans Referred to in Consideration of this Application

The following plans and documents were considered when making the above decision:

Plan Type	Reference	Version	Submitted Date
Drainage Details	820	-	30.09.2022
Existing Floor Plans	800	-	22.08.2022
Existing Floor Plans	801	-	22.08.2022
Existing Elevations	802	-	22.08.2022
Existing Elevations	803	a	24.10.2022
Location and Block Plan	100	-	22.08.2022
Proposed Floor Plans	910	b	17.11.2022
Proposed Elevations	911	a	24.10.2022
Proposed Visual			17.11.2022



Assistant Director Planning and Sustainable Economy

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APPEALS TO THE SECRETARY OF STATE

Notes for Applicants

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice;

However, if

- (i) this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice; or
- (ii) an enforcement notice is subsequently served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within:
 - 28 days of the date of service of the enforcement notice, or
 - within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

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The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

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