

Planning Statement for
Proposed replacement of existing garage with new utility
outbuilding to 26 Lodge Lane, Keymer

*(also incorporating brief Flood Risk Assessment,
Design & Access Statement and Heritage Statement)*

The garage and surrounding plot belonging to 26 Lodge Lane was originally an enclosed orchard garden including a summer house, timber sheds and greenhouse. During our extensive refurbishment of the house in 2019/2020, the old fruit trees and some structures were cleared so the space could be used as parking and storage for the building works. Since that time, the site has been left wild, whilst we have explored options with the planning officers for replacing the remaining existing garage, hardstanding and summer house. 26 Lodge Lane itself has been operated as a full time short term rental since 2021, occupied all year round, the tenants comprising a broad mix of local residents needing somewhere short term, guests visiting family in the area, students attending local courses, people working locally, families between house moves and holiday makers.

The plot sits just outside the conservation area and within the EA mapping flood zone. There was a significant flood incident on the roadway in 2015, caused by a blocked culvert up on Lodge Lane, but the garden plot itself was not affected. However, to mitigate any future risk of surface water run off, we put in an additional drainage channel in 2019 running across the road between the house and the garden plot, and there has been no flooding along the lane below the drain since that point, even when there has been major flooding along Lodge Lane itself and elsewhere in Hassocks in recent years.

Our plan for the site is to remove the derelict garage and timber summer house and replace both with a low profile, single storey brick building, in keeping with the buildings either side, to serve as an ancillary space to be used alongside the main house. To that end it will incorporate a laundry facility, storage and small office/remote working space. The grounds around the building will be landscaped and planted to create an attractive and biodiverse garden area to help with water management, a permeable gravelled parking area, and extended native hedging to provide screening from the roadway and sides.

We are looking at the options for incorporating solar panels on the roof to power the energy needs of the laundry and ensure the building is as environmentally sustainable as possible.

Elizabeth Wakeham
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