

PLANNING STATEMENT

Proposed Development: Erection of new dwelling (2bed-4person) on land rear of, 3 Park View Gardens, Lingfield Road, East Grinstead, RH19 2EH with amenity space, cycle storage, refuse bins. Demolish existing garage.

Site Address: Land rear of, 3 Park View Gardens, Lingfield Road, East Grinstead, RH19 2EH

1. Introduction

This Planning Statement has been prepared in support of a planning application for the erection of a new two-bedroom dwelling, including amenity space, one car parking space, cycle storage, and refuse provision, following the demolition of the existing garage.

The proposed development is located to the rear of 3 Park View Gardens and will be accessed from Hermitage Road via an existing vehicular crossover.

2. Site Context

The site comprises land to the rear of an existing residential property and is currently occupied by a garage structure, which will be demolished as part of the proposal.

The surrounding area is residential in character, consisting predominantly of detached and semi-detached dwellings. There has been recent backland and infill development in the vicinity, including properties such as Bellagio Place, demonstrating that similar forms of developments are established and acceptable in this location.

3. Proposed Development

The proposal seeks full planning permission for:

- A new 2-bedroom dwelling (4-person occupancy)



NFA Architecture

- Total internal floor area of approximately **81.92 sq.m**
- Private amenity space
- One off-street car parking space
- Secure cycle storage for three bicycles
- Refuse and recycling storage
- Demolition of the existing garage

The dwelling has been designed to sit comfortably within the plot and reflect the established pattern of development in the surrounding area.

4. Design Principles

Amount

The proposal introduces a single residential unit, representing an efficient and appropriate use of underutilised land.

Layout

The dwelling is positioned to the rear of the host property, respecting neighbouring amenity and maintaining appropriate separation distances. The layout provides functional internal accommodation and usable external amenity space.

Scale

The scale of the proposed dwelling is modest and in keeping with surrounding residential development. The total floor area (81.82 sq.m) aligns with typical standards for a two-bedroom dwelling.

Appearance

The external appearance will reflect the local vernacular through the use of:

- Brick facing materials
- Pitched roof with roof tiles

This ensures the dwelling integrates visually with the surrounding built environment.

Landscaping

The proposal includes private amenity space for future occupants. Existing boundary treatments will be retained or enhanced where appropriate to ensure privacy and visual screening.



5. Access

Vehicular Access

Access to the site will be taken from Hermitage Road via an existing vehicular crossover. This avoids the need for new access points and minimises impact on the highway network.

Parking

One off-street parking space is provided in accordance with local standards.

Cycle Storage

Secure storage for three bicycles is included to promote sustainable transport options.

Refuse Storage

Dedicated refuse and recycling storage areas are incorporated within the site and positioned for convenient collection.

Pedestrian Access

Safe and convenient pedestrian access is provided from the parking area to the dwelling entrance.

6. Accessibility

The dwelling is designed to provide a functional and accessible living environment:

- Level access from parking to entrance where feasible
- Logical internal layout with clear circulation routes
- Adequate space standards for a 4-person household

7. Sustainability

The proposal makes efficient use of previously developed land and reflects sustainable development principles by:

- Reusing an existing access point
- Providing cycle storage to encourage sustainable travel
- Constructing a well-insulated dwelling in line with current Building Regulations



8. Conclusion

The proposed development represents a well-considered and policy-compliant form of backland development. It respects the character of the surrounding area, provides high-quality accommodation, and makes efficient use of underutilised land.

Given the presence of similar developments in the vicinity and the sensitive design approach, the proposal is considered appropriate and should be supported. The application should be supported and granted planning permission.

