

11 FOLDERS CLOSE

BURGESS HILL

RH15 0TA

PLANNING STATEMENT

**CONVERSION OF THE EXISTING DETACHED GARAGE WITH SINGLE STOREY SIDE
EXTENSION TO PROVIDE ADDITIONAL ACCOMMODATION**

PRE APPLICATION ADVICE DM/26/0855 HAMISH EVANS 23 APRIL 2026

The outline planning consent granted for the eight dwellings in part of Folders Close dated 10th February 1998 ref BH/032/87 took away the permitted development rights such that a planning application would need to be granted for any extension or enlargement of the building.

Burgess Maybank the original applicant (and developer of the eight houses) is no longer in business

The informal advice was that a planning application would need to be granted for the proposal.

PROPOSAL

The proposal does not affect the front elevation of the building other than a window to replace the garage door, this is set back from the road and further concealed by a compact hedge.

The side extension forms an extension of the existing rear garage wall along the boundary which forms the rear boundary to 63 Folders Lane and this screened by a tall compact hedge. The freeholder of 63 Folders Lane has no objection to the proposal. No other property is affected by the proposal

Parking is not affected and the property

The property has a separate side access to the rear and to the refuse bins

The proposed extension is located on the side of the property and screened from the road and other properties by the garage. and as such will not have any adverse impact on the street scene or any neighbour amenity

The proposal is relatively small by comparison to the house and the introduction of a utility area will avoid the need to access the detached garage where the washing machine and tumble dryer are currently located. The shower room will be a welcome addition as no ensuite facility is available

The proposal will provide ground floor accommodation as future proofing for the aging applicant and his wife.

All other garages in Folders Close are integral other than the host property.

The proposed extension sits comfortably on the side of the property and allows the garare space to become integral to the main dwelling.