



Design and Access Statement

Householder Application for Extended Decking Area

at

15a Harlands Close
Haywards Heath,
RH16 1PS

Originator: JT
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Design and Access Statement

Householder Application, 15a Harlands Close, Haywards Heath

Introduction

This statement has been created to provide supporting information as part of a Householder Application for the minor extension to the existing raised decking area at 15a Harlands Close.

The purpose of this document is to highlight the constraints and importantly the opportunities of the site and propose some options as to how the opportunities could be realised. This will then provide some information and options for consideration.

This statement should be read in conjunction with the submitted drawings as a whole and not in isolation.

Documents Submitted

As part of Application the following documents have been provided

068-001-100 Site Location and Block Plan
045-003-200 Proposed Layout Plan
Pre-Application Statement

Design and Access Statement

Householder Application, 15a Harlands Close, Haywards Heath

Site Location Plan



Design and Access Statement

Householder Application, 15a Harlands Close, Haywards Heath

Existing Plan

The existing property was recently built and included a proposed landscaping scheme for the front and rear gardens. Following living in and the ongoing use of the property the applicants would like to apply for permission to make a minor amendment to the decking that was previously approved.

The current decking is in a dogleg configuration narrowing at one end. This narrowed end is restrictive and the space is not being used in the best way possible.

Proposed Plan

It is proposed to adjust the decking so the plane facing the rear garden is straight rather than 'dog-legging'. It is intended that an angled steel bracket be fixed into the existing structural element to facilitate the support of the additional decking area – thus enabling the additional decking to be supported with no additional supports into the ground. It is not intended to increase the width of the decking and only extend to the existing depth

The front of the decking will align out to meet the existing furthest point – approximately 910mm and re-use the existing glazing and glazing channels. Any new deck boards will be to match the existing. There will be no impact on either of the neighbours.

Access

There is no alteration to the existing access or parking.

Flood Risk Assessment

There is no impact on the flood risk and a Flood Risk Assessment should not be required

Design and Access Statement

Householder Application, 15a Harlands Close, Haywards Heath

Existing and Proposed Plans



Design and Access Statement
Householder Application, 15a Harlands Close, Haywards Heath

Photos



Design and Access Statement
Householder Application, 15a Harlands Close, Haywards Heath

Conclusion

The application is being made to apply for permission to make a minor extension to the existing decking.

There is no impact on the neighbouring properties and it is only to improve the use of the existing previously approved decking area.

We would welcome and recommend a site visit as part of the enquiry so that the site as a whole can be assessed. To arrange a visit, please contact Jonathan Talley Architects directly.

We look forward to your comments and subsequent indication of support, however please do not hesitate to contact us to discuss any part of the enquiry at your earliest convenience.

On behalf of Jonathan Talley Architects Limited

Design and Access Statement
Householder Application, 15a Harlands Close, Haywards Heath

