

PLANNING STATEMENT

1 Introduction

- 1.1 This brief statement has been prepared by the applicants to initially provide some background information related to a request for Pre-application advice and subsequently, with the minor amendments as noted in the text below, to support this Householder Application to REPLACE the existing garden shed at 2 Turners View, Cuckfield, Haywards Heath, West Sussex, RH17 5SW. The site sits within the Hanlye View development at the northern end of Cuckfield village.
- 1.2 We are aware that, in granting permission for the Hanlye View development, the Council applied a planning condition regarding the removal of Permitted Development rights at Hanlye View. Condition 21 of the consent for the scheme states:

Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 or as amended in the future, no enlargement, improvement or other alteration of the dwelling house, whether or not consisting of an addition or alteration to its roof, nor any other alteration to its roof, shall be carried out, (nor shall any building or enclosure, swimming or other pool be provided within the curtilage of the dwelling house) without the specific grant of planning permission from the Local Planning Authority.

Reason: To prevent the overdevelopment of the site and to preserve the appearance and character of the development and to accord with Policy DP26 of the Mid Sussex District Plan 2014 - 2031 and Policy CNP1 of the Neighbourhood Plan.

Pre Application Advice

- 1.3 The Council provided a helpful pre-application response on 4th February 2026 (Reference DM/26/0036) which confirmed that, in accordance with Condition 21 of the original consent, planning permission was required for the proposed replacement of the existing garden shed with a more weatherproof outbuilding. Since submitting the Pre application, the preliminary indicative product is now confirmed as being a 10' x 8' Hanley Flat Garden Room by Malvern Garden Buildings.
- 1.4 The pre-app advice observed that:
- Many of the properties in the immediate vicinity of the site have existing flat roofed garden rooms within the rear gardens at approximately 2.50 metres in height.
 - The proposed outbuilding would likely be partially visible from the street scene to the front of the property, but considered that this would be of an acceptable scale and design. The product change here introduces a flat roof in place of the slight pent roof in the notional product in Pre application submission. The impact of this change is believed to be minimal in this context.
 - Moving the fence forward slightly to the North would be unlikely to have a negative impact on the character of the area provided the new fence is a similar close board fence as is currently in place.
 - The proposed layout in the Pre app, with its slight mono-pitched roof oriented with the lower level backing onto the shared boundary with No. 4 Turners View would be of modest size and is unlikely to cause significant harm to the neighbouring property in terms of loss of light and overlooking. The product change here introduces a flat roof in place of the slight pent roof in the notional product in Pre application submission. The impact of this change is believed to be minimal in this context.

- The relocation of the fence by 1 metre up the driveway would potentially have an impact on parking provision. However, the site plan of the original application (DM/21/3755) suggests that the driveway is approximately 10.55 metres long, and is therefore more than the 9.6 metres required to have 2 spaces. Therefore, the fence could be moved forward slightly without reducing the available parking for the property.

1.5 Therefore, in preparing this planning application we have sought to take into account the issues raised, and this planning statement sets out how we have done so.

The proposal

1.6 The proposed replacement outbuilding will wholly replace the existing garden shed, but will be slightly longer, slightly wider and somewhat taller.

Submission material

1.7 Alongside this statement we have also provided a series of plans at this stage to allow the authority to consider the details of the change that it proposed. These comprise:

- 1:1250 scale Location Plan (1)
- Existing Site Layout Plan (2)
- Proposed Site Layout Plan (3)
- Rendered image of the proposed 10' x 8' Hanley Flat Garden Room (4)
- Photo image of a larger Hanley Flat Garden Room to illustrate product quality only (5)
- Sketch illustrating the existing shed in its fenced location and the proposed fence change which forms an essential part of the proposal (6)
- Sketch illustrating the plan view of the proposed changes (7)

2 Development Proposals

2.1 The proposed development scheme comprises the replacement of the existing garden shed (2.5m wide by 1.9m deep and 2.04m tall at the highest point) with a more weatherproof outbuilding proposed to be 3.05m (10 feet) wide by 2.44m (8 feet) deep and less than 2.5 metres tall (although the roof slopes slightly to achieve drainage, this is hidden by a valance panel that runs horizontally around the whole of the outbuilding). The outbuilding will sit on a semi recessed steel ground frame such that the total height of the installed outbuilding will not exceed 2.5 metres.

2.2 The slightly longer outbuilding will mean that the existing fence across the driveway to the property, which sits between the existing shed and the driveway, will need to be relocated approximately 1.0m to the North (thus shortening the drive by approximately a metre).

2.3 The outbuilding will be constructed of vertical redwood cladding planks, toning with the adjacent close-boarded fencing on the drive, along the front, left side, right side and rear elevations.

2.4 The outbuilding will have a predominantly flat roof, sloping slightly from front to back, and with a 350mm overhang to the front elevation. The outbuilding will have full height windows to the front, including patio-style doors to provide access. There will be similar full height windows in either of the side elevations, oriented towards the front of the outbuilding. There will be no windows on the rear elevation.

- 2.5 The outbuilding will have a drainage gutter along the rear elevation, on the lower side of the hidden sloping roof, with a suitable downpipe to ensure that water is not discharged over the boundary fence during heavy rainfall.
- 2.6 The existing return on the fence, which leads to the gate at the end of the driveway into the back garden will be reversed, meaning that the gate will move to the northern end of the large window on the house. The new outbuilding will therefore be contained within the fence, as the current shed is, but the window from the house will then also be contained in the fence-line, giving a view of and into the new outbuilding from the house rather than onto the driveway. Under this proposal, bin storage will be adequately relocated behind the secondary gated side access to the West side of the property.
- 2.7 The outbuilding proposed is a 10' x 8' Malvern Garden Buildings "Hanley Flat" style.
- 2.8 The manufacturer has provided a pdf render of the proposed outbuilding which is attached to this submission.
- 2.9 The manufacturer has been unable to provide a photo image of the proposed outbuilding at this time therefore, and solely as a means by which to reference product quality, a photo image is attached to this submission.
- 2.10 It is proposed that the replacement outbuilding would have windows and door finished in an Anthracite finish, to match the windows of the house, and the garden rooms in other properties on the site and the pergola at 2 Turners View which was granted planning permission last year.
- 2.11 The replacement outbuilding would be provided with an electrical supply (Part P Compliant), to allow for lighting, general purpose power and heating to be provided within it to allow its use as leisure and amenity space throughout the year. The applicants are planning to use the outbuilding for general storage purposes (duplicating the provision made by the existing shed) and also as a space for home hobbies, exercise and the like. The applicants would not permit the outbuilding to be used for sleeping at any time, and it would not be provided or furnished to permit its occupation as a bedroom.
- 2.12 The proposed outbuilding which has a floor area of under 8m.2 the rear elevation will be located 14 inches away from the boundary fence-line between 2 and 4 Turners View and the 2 fences facing the side elevations of the outbuilding.

3 Pre-application Responses

- 3.1 The application proposal differs slightly from the proposal that was put forward for the pre application process. This results from two factors – firstly, the pre-app provided helpful information (for example regarding parking requirements) that has informed the further consideration of the proposal and we have also subsequently found an alternative manufacturer who can provide a building clad in cedar panels which is more closely aligned with the close-boarded fencing and existing shed finish.
- 3.2 Therefore, we have responded to the particular pre-app issues raised below:
- 3.2.1 The proposed outbuilding respects the height of the garden structures that already exist on the site and is not taller.
- 3.2.2 The revised proposal outbuilding would have the northern side elevation clad in cedar weatherboard style planks, which would closely mirror the close-boarded fencing at the end of the drive and so would serve to reduce the visual effects of the building when viewed over the fence from the street.
- 3.2.3 The pre-app commented that the sloping roof of that proposal would mean that the effects of the building on the boundary to No.4 Turners View (to the east) would be reduced. The revised proposal, with the alternative manufacturer, would not provide this effect, as the outbuilding has a valance around the mono-pitch roof that means it

is visually horizontal, and at the full height all around the outbuilding. This is a trade off in order to have the cedar panel finish that reduces the impact of the outbuilding when viewed from the road. However, there are already similar structures in adjacent gardens on the Hanlye View development – garden rooms and the pergola all create these effects, and so we do not consider it to be especially intrusive. In addition, the out building would mostly back onto the pathway up the side of the house at No.4, where there are no windows that would be affected by the taller building. It would overhang the corner of the patio at No.4 by 1.25m, but even here it is shadowed by the house at No.2 which projects forward beyond the rear of the building line to No.4. Therefore, we do not consider that there would be a significant detrimental effect of the building here.

- 3.2.4 Furthermore, and notwithstanding the formal consultation process for planning that the Council will undertake, we have informally consulted our neighbours at No.4 regarding the proposals. They have confirmed to us that they are not concerned about the proposal and that it will have a minimal effect on their property.
- 3.2.5 The relocation of the fence-line on the driveway will result in a diminution of the driveway space originally provided, but the provision for two parking spaces, each 4.8m by 2.4m can be maintained. This is illustrated on the proposed layout plan.