

Planning Statement

Proposed Outbuilding at 34 Sackville Lane, East Grinstead, West Sussex, RH19 2AU.

For: Ishtiaque Ahmed Tanwir

Date: 27/06/2026

1.0 Introduction

This Planning Statement is submitted in support of a full planning application for the erection of an outbuilding at 34 Sackville Lane, East Grinstead, West Sussex, RH19 2AU. The application seeks permission for a structure measuring 1.8m in width, 3.5m in length, with a maximum roof height of 2.85m. The proposed building is for use incidental to the main dwelling house and will not function as separate living accommodation.

2.0 The Site and Proposed Development

The outbuilding will be located entirely within the residential curtilage of 34 Sackville Lane, East Grinstead, West Sussex, RH19 2AU. It will be situated 100mm inside the left and right boundary fences and average 1.0m inside the rear fence. The structure is located 21m away from the main house. It will be a single-storey building with a 35-degree pitch roof, reaching a maximum height of 2.85m from ground level. The building will be constructed on an existing concrete base of temporary shed. Two small Velux roof windows are proposed to provide natural light to the interior. No other windows are included.

3.0 Planning Justification

3.1 Need for Planning Permission

The property may not benefit from full Permitted Development rights for this structure, or the proposal may be considered to exceed the limits of Class E, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015. This is primarily due to the maximum height of 2.85m, as the building will be sited within 2 metres of the property boundary, where the permitted height limit is 2.5m. The application is therefore submitted to seek formal consent.

3.2 Design and Visual Impact

The proposed outbuilding is modest in size. Its scale, siting, and simple design will ensure it is a subordinate feature within the garden. The structure will be located 21m from the main house and will be partially screened by fencing and landscaping. This distance, along with its low profile,

ensures that it will have no adverse visual impact on the street scene or the wider locality. The use of a pitched roof and small rooflights ensures the design is in keeping with standard residential outbuildings and avoids a "domestic" or urbanising effect.

3.3 Residential Amenity

The building will be used for purposes incidental to the main dwelling (e.g. storage). It will not be used as sleeping accommodation, which would constitute an "ancillary" use requiring further justification and is often subject to greater scrutiny. The development will not result in any significant loss of privacy, overshadowing, or overlooking to neighbouring properties, given its size, location, and the absence of windows on the side or rear elevations. The two Velux roof windows will only serve to provide light to the interior.

3.4 Use and Accessibility

As the outbuilding will be used in conjunction with the main dwelling, it will not generate significant additional traffic or disturbance. The existing concrete base ensures the new structure will have a firm and level foundation, integrating it seamlessly into the existing garden layout without the need for further ground disturbance.

4.0 Conclusion

The proposed outbuilding is a small, well-designed structure that will be sited modestly within the residential curtilage. While it may marginally exceed the height restrictions for permitted development due to its proximity to the boundary, its modest size, siting, and use incidental to the main dwelling ensure that it is a form of development that is consistent with the principles of sustainable development. It respects the visual character of the area and safeguards the amenities of neighbouring residents. It is respectfully requested that planning permission be granted.