

DESIGN, ACCESS & PLANNING STATEMENT
49 HASSOCKS ROAD, HURSTPIERPOINT, BN6 9QL

June 2026

This Design and Access Statement has been prepared in support of a Full Planning Application for the erection of a detached garden annexe to the rear of 49 Hassocks Road, Hurstpierpoint, BN6 9QL.

The proposed garden annexe will provide ancillary accommodation to the main house for a gym, sauna, and office space.

Project Details:

Planning Drawings Register:

- 0594-S-001 – Existing Site Plan
- 0594-S-002 – Existing Elevations
- 0615-P-001 – OS Location and Proposed Block Plans
- 0615-P-002 – Proposed Site Plan
- 0615-P-003 – Proposed Plan
- 0615-P-004 – Proposed Roof Plan
- 0615-P-005 – Proposed Context Elevation
- 0615-P-006 – Proposed Elevations



Fig.1 – Existing Garden Shed



Fig.2 – Existing View of Rear of House with Shed

SUMMARY OF PROPOSED CHANGES

49 Hassocks Road, Hurstpierpoint is situated to the south-east of Hurstpierpoint, between Hassocks and Hurstpierpoint. The site does not lie within a designated Conservation Area and the house is not Listed.

This planning application seeks permission for the erection of a detached garden annexe. The proposed annexe will provide ancillary accommodation for the dwelling comprising a gym, sauna, and office space.

USE

The dwelling will remain within C3 use class, as a private house.

ACCESS

Access to the house and garden will be retained as existing. The garden annexe is sub-divided into an open-plan gym / sauna area, together with an office space, both of which are accessed via glazed doors from a new garden path as indicated on the proposed plans.

LAYOUT

The proposed garden annexe building is sited largely on the footprint of the existing timber shed, adjacent to the boundary fence with 51 Hassocks Road.

Internally, the space is sub-divided into two areas. An office space closer to the house with a door and a window facing into the garden as well as an open plan gym / sauna space with bi-folding doors facing east down the garden accessed from a separate door.

There is a tree adjacent to the existing shed, next to the site boundary fence. This tree is not subject to a TPO and is proposed to be removed to allow the new annexe to be built.

SCALE

The annexe is a single-storey structure with a pitched roof form and is clearly subordinate to the existing dwelling.

APPEARANCE

The proposed garden annexe comprises a rectangular form with a gable-ended elevations orientated towards the house and down the garden, with a pitched tiled roof. The external materials are proposed as facing brickwork, fibre cement slate tiles, uPVC or Powder Coated Aluminium windows and doors (TBC), with lead canopies over door openings. Feature brick detailing includes soldier course brickwork above window openings and projecting brickwork to the gable ends.

CONCLUSION

The proposal at 49 Hassocks Road seeks to replace an existing timber shed with a high-quality single-storey garden annexe providing gym, sauna and office space.

The building is subordinate in scale to the existing dwelling and largely follows the footprint of the existing timber structure. It will not impinge on the neighbouring property and will not be visible from the street.

The building's design, form, and pitched roof are consistent with the domestic character of the dwelling and surrounding properties, while the proposed hard and soft landscaping will further assist in integrating the structure within the garden setting (DP26).

Recent planning decisions for similar detached residential outbuildings / ancillary annexes within the local area, in particular, applications for comparable single-storey garden rooms have been approved where they are subordinate in scale, appropriately designed, and integrated within the residential garden setting (ref. DM/23/1847). These decisions demonstrate a consistent approach by the Local Planning Authority in supporting well-designed ancillary development that does not result in material harm to the character or appearance of residential properties.

We therefore urge that the Local Planning Authority grant approval for these proposed works at 49 Hassocks Road, Hurstpierpoint, BN6 9QL.

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