

DMA BUILDING DESIGNS

PLANNING STATEMENT

PROPOSED STAFF ROOM CABIN

Oakmead Dental Surgery
48 Moat Road
East Grinstead
RH19 3LH



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1. Site background / Use

This statement has been prepared to support the submission of an application to build a staff cabin at the rear of the property.

The statement should be read in conjunction with all the supporting paperwork.

2. Site history

The following applications are listed on site:

DM/19/4982 - Retrospective application for the installation of 4 air-conditioning units - Approved

02/02310/FUL - Extension to form dental surgery - Refused

GR/301/96 - Alterations and extension to dental surgery premises and residential accommodation - Approved

3. Proposal

East Grinstead is a busy commuter market town, steeped in heritage with many Tudor and Medieval buildings in the heart of the town.

The property in this application sits in a residential area on the corner of St Johns Road and Moat Road (a major road through East Grinstead) and has a mature hedging border. Situated on a generous plot, it was previously a residential property and has been converted over the years into a commercial building at ground floor with a residential flat above. The nearest listed building is Saint Margarets Convent a 5-minute walk away with the historic High Street (situated in a conservation area) a 15 min walk away. Green areas are in abundance including King George's Field and a play area behind St Johns Close.

The current surgery has 3 dental surgeries. Due to excessive demands and inadequate supply, a further surgery is now required to meet these growing demands and improve services across the population of East Grinstead.

The increase in size means that whilst the practice does have staff facilities they are not wholly suitable for purpose and are therefore looking to create a space which will allow staff a quiet area away from patients to rest. The surgery is proposing a modest size outdoor cabin in order to allow staff to step away from the surgery and take a break. There are benefits to having an outside staff room and they include (but are not limited to) stress reduction, improve physical well-being, improve mental health and boosting employee engagement.

4. Design

The cabin has been designed to blend in with its location and reduce the impact of it's inclusion by being close to the existing building, this also provides easier access.

It is not considered to have any impact on privacy, light, noise and air pollution.

5. Size

The addition has a GEA of around 19.5 sq m. This is a small addition in an area which is currently general amenity space.

6. Parking

Parking will not be affected by the cabin.

7. Flood Risk Assessment

The site has been assessed as being low risk when it comes to flooding as can be seen on the attached Flood Map for Planning document.

8. Conclusion

The cabin has been designed to comply with the permitted development criteria.

Neighbour consultation has been undertaken and any concerns addressed.

We therefore trust the council will accept the proposal.