

PLANNING STATEMENT

FOR RETROSPECTIVE APPLICATION FOR REAR LEANTO

At 57 Cantelupe Road East Grinstead RH19 3BL

PROJECT DETAILS.

This statement has been prepared to describe the existing lean to which was completed in Sept 2024 as a replacement to a wooden unfit for purpose lean to of the same dimensions.

USE

The existing and proposed land use is private residential for 2no maisonettes (No 57 ground floor and No.57a first floor)

AMOUNT

The new replacement structure has a footprint of 5.2q.m

LAYOUT

All as the submitted drawings.

APPEARANCE

The structure has been clad in dark grey UPVCu with white UPVCu windows with a clear flat profile polycarbonate roof.

LANDSCAPING

Landscaping to the rear is patio with a fence and then parking.

SCALE

It is considered that the scale is modest and acceptable. And is a like for like replacement to an existing wooden structure

ACCESS

The is from outside and is used as small utility