

Job No 4967

27 November 2025

DESIGN AND ACCESS STATEMENT
FOR THE DEMOLITION OF EXISTING GARAGE AND STORE
AND THE CONSTRUCTION OF A GARDEN ROOM AT
205 HOLTYE ROAD EAST GRINSTEAD RH19 3ER

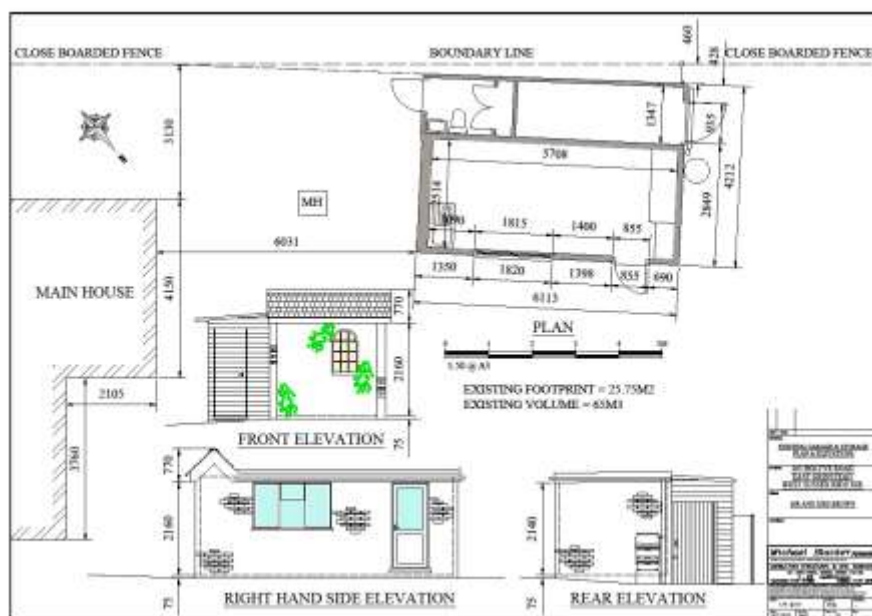


1.0 Planning Statement

- 1.1 This application is for planning permission for the demolition of existing garage and store and the construction of a garden room.

2.0 Existing Building

- 2.1 The existing garage and store has a footprint of approximately 25.75m² and a volume of approximately 66m³. It is of masonry and timber construction with a flat roof.
- 2.2 The existing plans and elevations can be seen on drawings 4967/02.



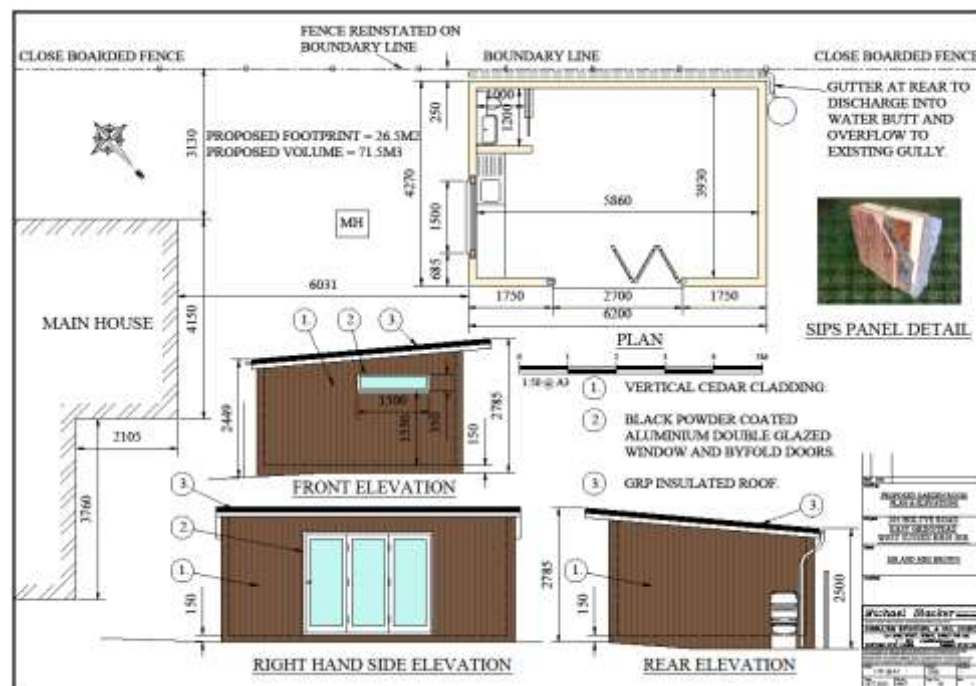
3.0 Location Plan



LOCATION PLAN

4.0 **The Proposed Garden Room**

- 4.1 The proposal is to demolish the existing building and construct a new insulated Garden Room with a flat roof. It will have a slightly larger footprint of 26.5m² and volume of 71.5m³ and set back from the boundary line by approximately 250mm.
- 4.2 The building will have a modern cedar timber finish with double glazed by-fold doors and window will be set within a black powder coated aluminium frame.
- 4.3 The proposed plans and elevations can be seen on drawings 4967/03.



5.0 **Amount**

- 5.1 The additional internal floor area of the first floor extension is 1.25m² and additional volume of 6.5m³

6.0 **Access**

- 6.1 Access to the property will remain unaltered.

7.0 **Scale**

- 7.1 The scale of the extended proposed building will be in keeping with the surrounding area.

8.0 **Flood Risk Assessment**

- 8.1 The property is NOT located in a flood risk area.

9.0 **Conclusion**

- 9.1 This planning statement sets out the design principles of the proposed development and is considered to be in line with Mid Sussex Council planning policy and the Pre App Advice given by the planning officer Stefan Galyas.
- 9.2 The design and appearance of the proposed extension complies with the relevant planning guidance.
- 9.3 The proposal would not have an overbearing impact or cause loss of light or privacy to adjoining properties.

END.