

PLANNING STATEMENT

3 TOWN WOOD CLOSE, LINDFIELD, RH16 2GQ

**GARAGE CONVERSION TO HOME OFFICE AND SINGLE
STOREY SIDE EXTENSION**

PLANNING, DESIGN AND ACCESS STATEMENT

16th JULY 2025



1. SITE AND PROPOSED DEVELOPMENT

- 1.1 3 Town Wood Close is a new housing development granted outline planning permission in 2017 on land To The East Of High Beech Lane/ Land North Of Barrington Close Barrington Close Lindfield. Number 3 is to the north west of the development.
- 1.2 The property has is on a plot of 615 square metres. It is set over two storey's built of brick with a existing single storey section to the rear which was as originally built.
- 1.3 The application site neighbouring properties are a good distance away with the property to the west 13m away with the property to the east 11m away
- 1.4 The application has two elements. A single storey side extension to the west to create a family snug and playroom area. And a garage conversion to convert the garage space into a home office.
- 1.5 The single storey extension will be finished in brickwork to match the main house, wit upvc fenestration and tiles also to match. The extension will sit 500mm off the boundary line for maintenance.
- 1.6 The garage conversion will retain the existing footprint but add new fenestration to aloe more natural light into the unit. The garage doors will also remain and be sealed internally. The garage is used for storage but is under used, so the conversion to a functioning home office for the owners is welcomed. Off street parking provision is retained on the large front driveway.
- 1.7 A new covered roof is proposed over the gap between the main house and the new office.

2. DESIGN AND ACCESS STATEMENT

2.1 Side extension:

The side extension to the house would measure 2.5m wide by 10.35m deep. This will create a new family snug/playroom area. There will be french double doors to the rear to match the existing. The existing house is approx.. 195 sq mts set over two storey's The new side addition adds a further 22.8 sq mts to the ground floor.

The roof will be pitched and tie into the existing roof.

2.2 Garage:

The existing garage is 36 sq mts. No change will be made to the building envelope of the height. New windows will be formed to the north and west elevations to allow more natural light in. The garage doors will remain.



View from rear looking west



View looking east towards garage from rear



Western boundary looking north



Front of garage



Western boundary looking at front of house.