

DMA BUILDING DESIGNS

PLANNING STATEMENT

SINGLE STOREY SIDE EXTENSION WITH NEW BIN STORE AND CHANGES TO EXISTING
DRIVEWAY FOR FLAT ABOVE

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 single storey side extension to create a new dental room, revise and update the existing bin store and make changes to the existing driveway for the flat above the surgery.

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 surgery owners have determined to create this by utilising an unused hardstanding area set behind a hedgerow and therefore suitably screened from the street which will minimise impact to neighbouring buildings as can be seen below:



By building the surgery here, it will minimise impact on the flat above whilst keeping it in line with properties built further down St Johns Road. It is naturally subservient in nature and does not harm the character of the area.

As a result of the extension, a small area to the front of the property will be changed to hard-standing to create a better turning circle for the flat above as the entrance is onto the main road.

In addition to the single storey extension, the surgery is also looking to create a new bin store to soften the commercial look of their current waste arrangements and make them more secure. This has been moved to the front of the property behind a flourishing hedgerow which ensures discretion and makes collections easier on site without the need for waste trucks to enter the car park and then reverse out onto the street. The existing gate will be removed as it is not utilised.

4. Design

The extension has been designed to have minimal impact on the area and yet create a high quality, sustainable design. It is located to the side of the property away from any neighbouring properties and will not reduce much needed parking (albeit a car park is available within a short walk) whilst making minimal changes to landscaped areas. Materials have been matched to the existing building. Planting will be increased around the area. Size and accessibility have been considered to allow for inclusivity and easy access for those with mobility impairments.

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

It should be noted that the flat and dentist have separate entrances: the entrance to the flat is on Moat Road but access to the dentist is on St Johns Road.

5. Size

The addition has a GIA of 24.39sq m. This is a modest addition in an area which is not utilised for anything other than meter reads. Unfortunately, the surgery needs to meet specific requirements with regards to size so design has been restricted to this.

6. Parking

Due to the location of the property, many patients walk to the surgery. The surgery does have parking for 8 vehicles and unfortunately, has no capacity to increase this. However, there is a car park - Mount Noddy Car Park, which has 34 spaces which is more than adequate to facilitate the additional footfall at the surgery. There have never been any problems with parking and the surgery do not envisage any with the additional room being developed.

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

Whilst designing the extension, the following policy has been considered:

- Mid Sussex District Plan 2014-2031
- Mid Sussex Design Guide Supplementary Planning Document SPD
- East Grinstead Neighbourhood Plan

together with the increased demands on public and private healthcare services.

Neighbour consultation has been undertaken and any concerns addressed.

We therefore trust the council will accept and support the proposal and the surgery's need to increase its supply to keep up with demand in order to provide a high level of care within reasonable timeframes.