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Property Services Company

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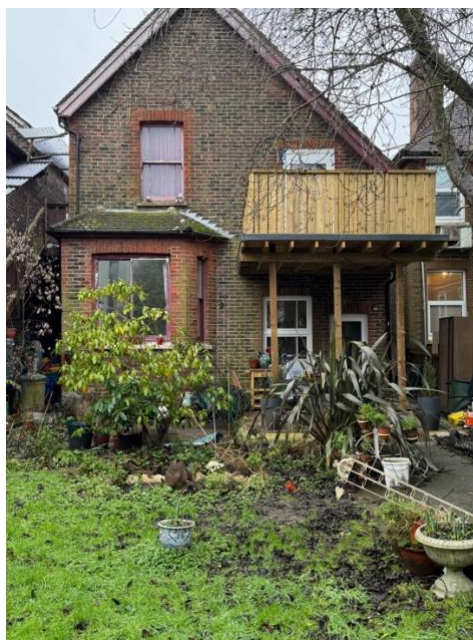
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Design & Access Statement for:

71 Cantelupe Road, East Grinstead, RH19 3BL

Prepared By: Harriet Bedford

Date: 10th February 2025



This retrospective planning application is seeking approval for the erection of a 1st floor balcony in the rear garden of No.71 Cantelupe Road.

1. Introduction

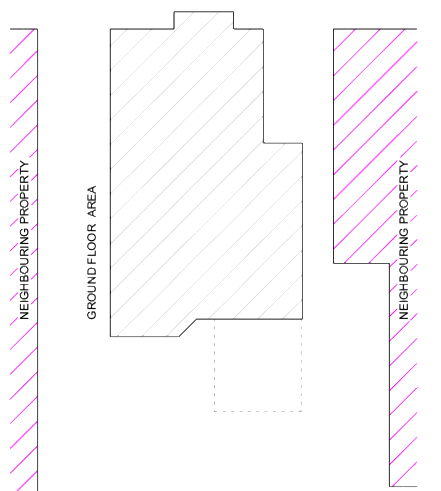
This Design and Access Statement is in support of a retrospective planning application on behalf of our client Mr Guy McQuade ('the applicant'), following concerns from a neighbouring property that the newly built balcony encroaches on their privacy.

This Design and Access Statement demonstrates justification for the completed works and provides a proposed solution to address the breach of permitted development rights so as not harm the living conditions of neighbouring properties.

2. Site and Surrounding Area

The application site comprises of a two-storey detached dwelling within the built-up area of East Grinstead, situated on a residential road comprising of a mixture of dwellings and flats. To the rear of the application site is a public car park which serves the large Atrium complex.

The application site benefits from a setback position at the rear, as properties on both borders have been extended at the rear. Property No 67-69 has been used fully as an Orthodontic centre since 1997.



3. Reasons for concern

Following a site visit by the Mid Sussex planning enforcement team, it was brought to the applicant's attention that the balcony is a breach of planning control as the harm to the living conditions of neighbouring properties, and potential loss of privacy, needs to be considered in line with Policy DP26 of the Mid Sussex District Plan.

4. Proposal, Layout & Design

The applicant has created a first-floor balcony to the rear of the property on a timber frame with timber surround. The balcony is approximately 9 sqm in size and is accessed of an existing first floor bedroom.

The balcony offers the applicant additional outdoor amenity space, which does overlook the rear space but not more so than was already available by the existing outdoor space and surrounding properties windows, some of which already have obscured glazing.



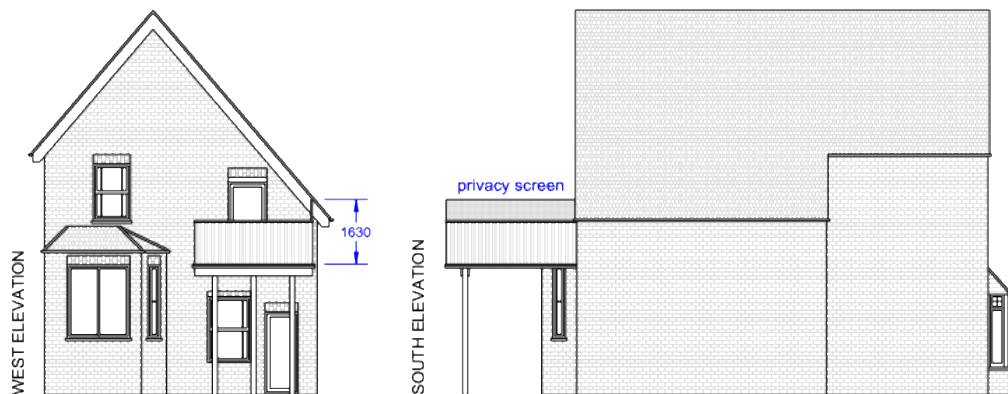
Now that it has been brought to the applicant's attention that the balcony is not considered permitted development, they would also like to propose a privacy screen to lessen the harm caused upon the neighbouring property.



Figure 1 - Visual representation of proposed screening

It must be noted that all neighbouring properties have extensive glazing to the rear of the dwellings, and we are of the opinion that privacy is not impacted upon any more than that of the existing windows and doors. Neither has any significant privacy screening been put in place at other areas of the adjoining gardens.

PROPOSED DRAWINGS



1. Planning History

The application site has no planning history available.

2. Summary

It is considered that this proposal is now, not contrary to any current planning policies. The general layout and scale are appropriate to the location. We hope therefore this retrospective application would receive the full support of Mid Sussex District Council.