

# Simon Harvey Designs Ltd

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## Planning Statement

Single storey detached home cinema room

At;

**Hareswith Holt, Greenhurst Lane, Storrington**

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This document is to be read in conjunction with all other submitted plans and documentation.

**Introduction:**

This application seeks permission to erect a detached single storey building in the rear garden, ancillary to the main dwelling and for use as a home cinema room and hobbies space.

Hareswith Holt is a good sized detached modern family home sitting in a large, fairly triangular shaped plot, sloping from North to South. There are two vehicular accesses into the site. One to the north, primarily to serve the main house and a further access from Greenhurst Lane giving direct access to the garaging and gardens. The building is proposed to be sited to the south-west side of the garden, maintaining a clear view from the house towards the main lawns and onwards to the trees and adjacent land and ponds to the south-east.

**Layout:**

A single storey building accessed via the existing stepped pathway upto the main house. The proposals comprise of a small entrance area with tea-making facility and small WC, leading onto a single large single larger room with acoustic ceiling and wall treatments and semi vaulted ceiling. This will provide a home cinema space for the applicant's family and guests. The floor will be stepped to maximise seated viewing towards the southern screen wall. The upper seating area will also serve as a occasional games room area.

**Amount:**

The proposed building will encompass 81.5m<sup>2</sup> Footprint, equating to a 67.5m<sup>2</sup> GIA. It will measure approximately 7.3m at the southern end but due to the sloping topography will result in 5.5m when viewed from the house from the north.

**Scale & Appearance:**

A fairly simple form with pitched plain tiled roof with the external walls in brickwork to complement the main house with each gable end clad in timber feather-edge cladding at high level. The windows and doors will be in double glazed casements, again in a style to match with the main house.

**Landscaping:**

Whilst there are some mature trees to the boundary of the property, and on neighbouring land to the south, none are expected to be affected by the proposals. The nature of the land and build is likely to require engineered foundation design in the form of mini pile and ground beams. This method would be less impactful on tree root protection areas than traditional deep trench foundations.

**Conclusion:**

This proposal seeks permission for the erection of a detached building within the garden of an established residential dwelling. The building will be used as additional leisure space, ancillary to the main house. Given it's location and setting into the sloped topography, it will only likely be noted by the immediate adjoining neighbours in terms of a roof line but positioned on site, so as to maintain adequate remaining garden lawn and outlook views for Hareswith Holt.

S.Harvey - April 2026