ACCESS STATEMENT

Proposed Garden Room

Perfect Start Childrens Day Nursery 41 Pondtail Road Horsham RH12 5HP

Access Statement January 2024

Description of Development: The proposals are:

1.To provide a small garden amenity room of some 13.5 sq metres to provide additional external accommodation.

Use: The property comprises a Childrens Day Nursery , the property benefits from external play areas .

It is proposed to provide a detached timber framed garden room for amenity use within the rear area .

Amount of Development: The garden room will add c. 13.5 sq metres (NIA) .

Layout: The existing property will be unaltered .

The garden room will be located within the rear play area and lie adjacent to the existing buildings on site .

Scale: The garden room will be of small scale and lie below the ridge height of the existing buildings.

Landscaping: No alterations are proposed .

Appearance: The garden room will be pent roofed with a covering of single ply membrane (grey) and cement – cedral boarding also grey to the elevations.The doors will be powder coated aluminium .

The proposals are at the rear of the building and accordingly sit below the adjacent roof structures and are hidden by the buildings mass from Pondtail Road.

There are no rear or immediately adjacent properties which will be overlooked by the extension.

Access : No external alterations are proposed and the site use ,routes to and from etc. remain unaltered.

Planning Statement : This property was originally a detached Public House which was extended and had a change of use to a Childrens Nursery in 2019 under Planning

reference : DC /17/1704 (won at Appeal : APP/Z3825/W/18/3205885) and DC/19/1711.

Occupancy levels have not been increased .

Water Neutrality Statement :

The proposals do not add any further demand to water use on site .