O'NEILL ARCHITECTURAL SERVICES

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My Ref: 2121

PLANNING STATEMENT.

SECTION 73 (Material minor amendment)

Variation of Condition 1 of previously approved Application Ref: DC/22/0037. (Demolition of existing garage and erection of a detached 2 bay garage with gym/office space above & incorporating 2 No. rooflights. For an external staircase in lieu of the approved internal staircase.

Land rear of West lodge, North Parade, Horsham, West Sussex.

Context: The proposal is to erect an external staircase which will be to the South-West side of the new garage serving the first floor Gym/Office space. It will be situated on the side of the garage adjacent to, and facing the newly erected house, and will be not visible from adjacent surrounding properties or public areas.

The staircase is in a simple straight flight form of painted metal construction, up to a small landing area to a door leading into the first floor office/gym accommodation.

Need for Variation: Locating the stairs externally will give much improved garage space at ground floor. Giving improved space for modern, wider SUV type vehicles with adequate space for the charging of electric vehicles. (Requirements becoming essential more and more since the original design was conceived)

The improved ground floor space will give additional room for the secure storage of bicycles.
The new proposed staircase is a simple straight flight with the need for only one door at first floor into the accommodation. The original internal staircase was rather contrived, with access at the rear and tapered stairs required to give adequate headroom.

Conclusion: The proposed variation (Material Minor Amendment) will result in much improved form to internal layout, and simplified use for the occupants.

The proposal would not result in any significant harm to the character and appearance of the surrounding area, nor would it conflict with relevant policies.

July 2025.