



Document ref: 2353 HDC plan 1

27th February 2026

Planning Department
Horsham District Council
Parkside
Horsham
West Sussex,

Dear Sirs

51 Pound Lane, Upper Beeding West Sussex BN44 3JB

Construction of Garden Room LDC Application;

On behalf of my clients, I enclose herewith the LDC Planning application for the above,

The documents submitted in respect of this application are as follows;

2353 - 1	Floor plans and sections as proposed	1:50 at A3 :
2353 - 2	Elevation plans as Proposed	1:50 at A3
2353 -3	Block plan	1:500 at A4
2353 - 5	Location plan	1:1250 at A4

I trust that this application can receive your approval, basically, as it is for a Garden room that has been designed to be within the parameters for an Outbuilding, class E

The roof height being under 2.5 in height above ground level and the floor area less than half the area of the garden

If there are any issues requiring attention and should you need more information, please do not hesitate to get in touch and I would be grateful if the allocated Planning Officer would get in touch, prior to any decision notice being issued.

The fee will be paid via the Planning Portal

Yours Faithfully,

Philip J. Clay

DESIGN STATEMENT

I believe that this extension, being only 3.0 metres out from the rear wall could be constructed as Permitted Development under a Class E extension,

It is intended that the roof is to a standard "flat roof"



Photo 1

View to the
properties to
the north



Photo 3

View of
properties to
the south