

Design, Access and Planning Statement

Address of Proposal.

6. Tate Crescent, Burgess Hill, West Sussex. RH15 8TE

Introduction.

The proposal is for a partial attached garage conversion, fenestration and internal alterations all to provide additional domestic accommodation.

The Site/ Access

The site is currently a modern detached, private dwelling with an attached double garage. Located within a residential estate. Constructed using local materials to a traditional design. All set within a mature, private garden. In all approximately 320m², (0.32 hectares) as shown on the site plan, all boundaries are clearly designated and fenced, which will all be retained.

There are no public rights of way within the property/ site.

There is of road, on-site parking to the property for minimum two vehicles.

Vehicle and pedestrian access to the site will be unaltered, hard landscaping will be retained.

Survey

Main features of the site including buildings and boundaries etc. are indicated on the measured survey drawing. The site is generally level on both compass axis.

Planning History

- BH/140/91 - Extension to form additional private garage. Approved 5th August 1991.

General

The proposal consists of

- The conversion of part of an attached double garage to habitable accommodation for ambient disabled use
- Incorporating front elevational alteration from a garage door to window with matching masonry below.
- Fenestration and general internal alterations.
- With all proposed materials to match existing.

Site Constraints

The site lies within the built-up area boundary of Burgess Hill.

Relevant Planning Policies

- The National Planning Policy Framework (NPPF) (2024) is a material planning consideration when assessing and determining planning applications.
- Planning Practice Guidance (PPG)
- National Design Guide (January 2021)

Mid Sussex Site Allocations Document (June 2022)

Mid Sussex Design Guide Supplementary Planning Document (November 2020)

Burgess Hill Neighbourhood Plan (2016):

Design.

The proposal has been designed with regards to existing approved garage conversions within Tate Crescent and the local area generally.

Impact on neighbours and surrounding areas.

The site is adjacent to and has its direct access to Tate Crescent, a public highway.

The existing double garage has already been adapted for domestic, livable, being used primarily as a storage area, rather than for vehicles.

Therefore, the existing parking for two cars off road, will be unaltered, with access from Tate Crescent.

The site is relatively open to the front and screened off to the rear with fencing, plant screening to all boundaries.

The proposed conversion is to be contained within the existing "envelope" of the dwelling, set well away from both the adjacent boundaries, neighbours.

The "adjacent" neighbours being.

- Nos 5, detached, to the South, 17.5m from the application proposal, garage. With the access road between them and the proposal.
- Nos 7, detached, to the North, 9.0m from the application proposal, garage.

This proposal therefore will have no increased impact/ cause no harm to the amenities or outlook of the neighbouring properties.

The proposed fenestration alterations will have no effect to Nos 5 or 7.

The proposed internal works have no impact on either neighbour, Nos 5 or 7.

Discussion

The proposal has been designed within the constraints of the latest applicable national and local planning policies and guidance.

The proposal has been designed with reference and regards to existing altered, properties within Tate Crescent. To incorporate existing part of the attached garage, to generally increase usable habitable floor area, improve the layout of the property, bringing it up to how modern families live their daily lives. All without any additional extensions to the property.

The proposal has been considered with regards to the orientation of the site with the primary outlook of the enclosure and conversion extensions, to the North-West, being over the private gardens to the property, with no overlooking views to adjacent neighbouring properties.

There will be no alteration, reduction in available, usable car parking to the property.

With reference to the above and the National Lawful Development - Class A , Schedule 2, Part 1, of the Town and Country Planning (General Permitted Development) (England) Order 2015, the site has been proposed for the following reasons: -

- a) The dwelling house is not within article 2(3) land. "Specific protected area".
- b) The proposal takes place within the existing footprint of the garage.
- c) The proposal is for ancillary/ incidental use to the main dwelling.
- d) Exterior alterations are to be completed in materials to match the appearance of the existing dwellinghouse.

Conclusion.

With reference to the applicable planning policies and identified existing, approved, very local conversions.

The proposed scheme will provide a well-designed, family orientated dwelling, providing modern living space that will enhance and improve the property, incorporating modern, materials and high standard workmanship.

We therefore request that the planning authority supports and approves the application.