

# Householder planning permission

Swallows, Cuckfield Lane, Warninglid, Haywards Heath, West Sussex, RH17 5UB

## Desing & Access Statement



### Site:

The site is a detached dwelling house located at Cuckfield Lane, Warninglid, Haywards Heath, West Sussex, RH17 5UB.



*Historic England Aerial Photo - Warninglid (1944)*

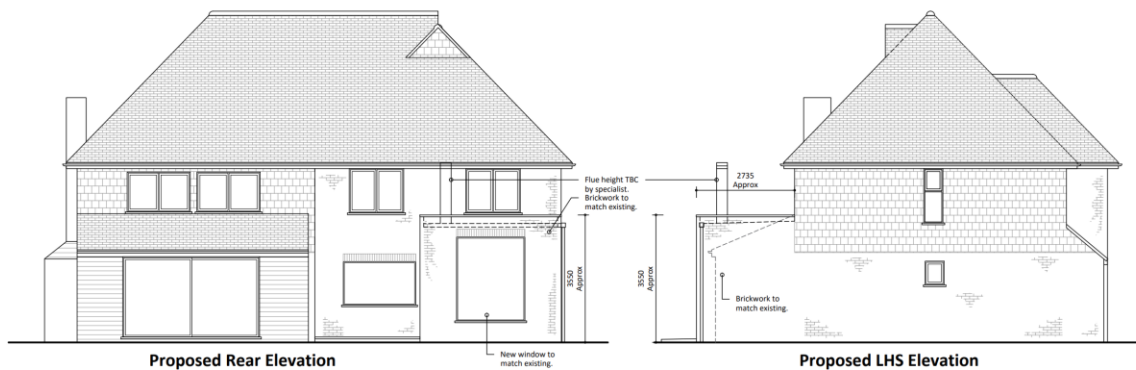


*Google Maps Satellite Photo - Warninglid (2025)*

### Proposal:

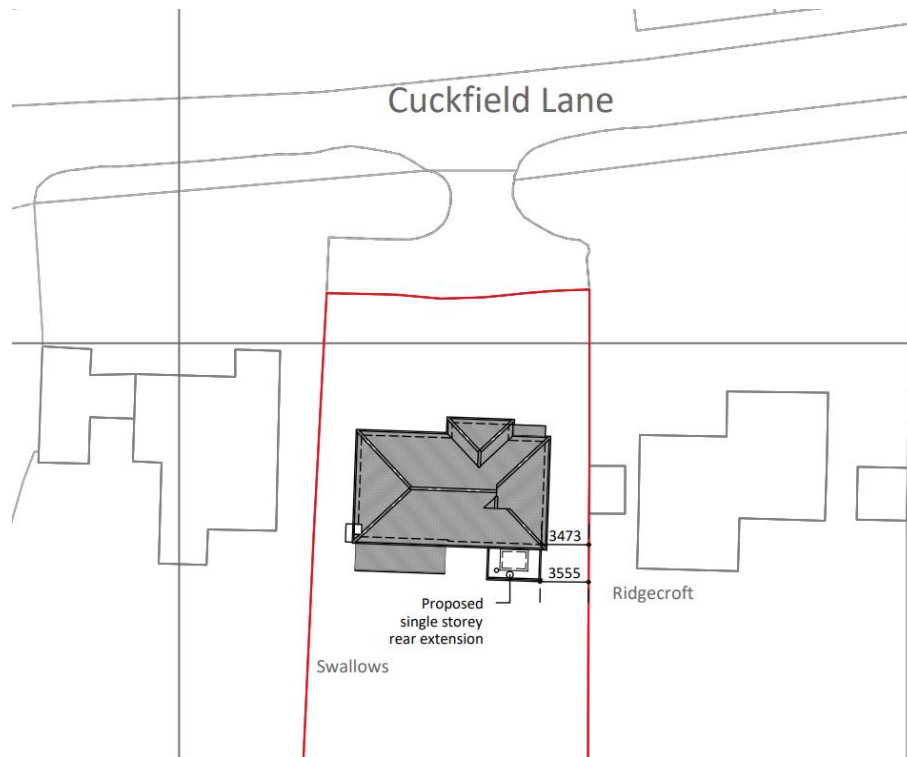
The proposed scheme consists of the erection of single storey ground floor rear extension.  
The proposed ground floor extension:

- it is single storey and positioned at the rear of the property, the enlarged part of the dwellinghouse extends beyond a wall which forms the rear elevation
- the material that will be used will match the existing
- the proposed development does not extend beyond the rear wall of the original dwellinghouse by more than 4 metres, it extends by 2.74m.
- the proposed development does not exceed the 4m in height, it is 3.55m.



- as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) will not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)
- the height of the part of the dwellinghouse enlarged will not exceed the height of the highest part of the roof of the existing dwellinghouse
- the height of the eaves of the part of the dwellinghouse enlarged will not exceed the height of the eaves of the existing dwellinghouse

- the proposed development does not have a negative light impact to the neighbouring properties and it will not be visible from the main street.



#### **Planning History:**

The property's planning history is:

- **SV/046/89** | PROPOSED INTERNAL ALTERATIONS AND GROUND FLOOR EXTENSION TO PROVIDE GRANNY ANNEXE.
- **SV/026/93** | UPPER STOREY ADDITION ABOVE EXISTING GARAGE, PLUS CONSERVATORY AND AMENDED PORCH.
- **13/00379/FUL** | Loft conversion, replacement windows and doors, replacement veranda and front porch. (approved but not constructed)

#### **Planning Policy:**

This Design & Planning Statement has considered the:

- National Planning Policy Framework
- Mid Sussex District Plan 2014 – 2031
- Mid Sussex Design Guide Supplementary Planning Document SPD (2020)
- Technical housing standards – nationally described space standard

It is mentioned in the Mid Sussex Design Guide SPD:

*Principle DG49:*

- *Designing in the style of the existing building by closely matching its facing materials, architectural features, window sizes and proportions; and*

- *Designing in a contemporary style that takes its cues from key aspects of the existing building that might include its underlying form and proportions, facing materials, window design and other specific architectural features. The success of this approach is particularly reliant on high quality facing materials and finishes, and this will normally need to be demonstrated through detailed elevations and section drawings.*

**Principle DG51:**

*Rear extensions which are not visible from the street and do not negatively impact on neighbouring properties can be expressed in many forms, including by adopting a contemporary architectural approach.*

**Appearance:**

---

The materials used in this development are as follows:

- The extension walls will be built in brickwork to match existing.
- The windows will be matching existing.

The reason why the design included these materials is to make sure that it remains in keeping with the existing building and try to sympathetically blend it into an environment which is changing and been developed everyday. Similar schemes have been approved by the Council before. It is hoped that this statement will help in the understanding of the proposed development and assist in its approval without objections.

We trust that this application will be found to be satisfactory and in accordance with Mid-Sussex District Council's policies and that it will receive officer backing to receive full local authority approval.

**Use:**

---

Within this application it is proposed that the existing usage of the house is to be maintained with just the addition of enlargement of the kitchen / dining area at the ground floor. Access throughout the house is well maintained.

**Landscaping:**

---

This proposed development is an extension that would not have any landscaping issues or features to be explained or justified.

**Access:**

---

Access to the property will be unaffected as access to the new development is from within the existing house.