

DESIGN & ACCESS STATEMENT

103 Station Rd, Burgess Hill

RH15 9ED

February 2025



Application Overview

This application is for removal/variation of a condition to the previously approved application at 103, Station Road, Burgess Hill, RH15 9ED.

This refers to the application for *'Alterations to existing rear single storey extension. External alterations including new external materials, side storage wall and associated works. New windows and doors. Hip to gable roof extension with full width rear loft dormer and 2no. front roof lights.'*, reference number - **DM/24/2846**, approved by Mid Sussex District Council on 22nd January 2025.

Site Overview

The application property is a semi-detached two storey dwelling, with an existing single storey rear extension.

Existing Building

The existing building is a detached two-storey home and measures 97.4m² with 3 bed 5 person capacity.

Description of Proposal

Variation of condition 3:

'No external materials shall be used other than those specified on the approved plans and application details without the prior approval of the Local Planning Authority.'

Reason: To protect the appearance of the building and the area and to accord with Policy DP26 of the Mid Sussex District Plan.'

The facing material to the rear dormer in the approved application was to be grey tile, with some grey ornamental tile infill.

We wish the materials to be changed to black timber, with a natural timber infill, in line with and to match the approved facing materials of the ground floor extension.

Design and Visual Impact

The proposed external materials within this variation of condition are kept towards the rear of the property. The two-tone timber cladding proposed to the dormer is designed to match the ground floor rear extension, therefore creating a cohesive design across the property.

Size & Scale

This application proposes no change to the size or scale of the property.

Impact on Neighbouring Residential Amenity

The dormer itself extends the existing condition of overlooking from the first floor windows, and compares with the roof alterations present at no.105. The proposed materials would create a cohesive design across the property, which would only have a positive effect on neighbouring residential amenity space.

Impact on Access & Transport

This application proposes no changes to the existing access to the property or parking scheme.

Flood Risk

The application site has a very low risk of flooding, and this application would have no impact on the flood risk of the site.

Proposed View

