

Design and Access Statement

Proposed Extension and Alterations

29 Beech Hill, Haywards Heath, West Sussex, RH16 3RY

Introduction	This statement has been prepared to describe the rationale behind the design of the proposed extension and alterations to the above property. The property comprises one half of a pair of similar two storey semi-detached properties, located on the north west side of Beech Hill, Haywards Heath, West Sussex. The property is not listed or situated in a Conservation Area. A single storey flat roofed extension was added to the property at some point in the past, probably as “permitted development”, as there appears to be no record of this being granted planning permission on the council’s planning website. The property was further extended circa 2006, when the current owners added a small conservatory to the rear of the property, beside the previous extension. The current proposal is to remove the conservatory and replace it with an extension, create an “all-year-round” usable living space.
Use	The property is a domestic dwelling and this will not alter.
Amount	The gross floor area of the existing property, including the previous extension and conservatory, is a 106.44m ² . The proposed extension will have a very similar floor area to the conservatory being removed and, overall, will add just 0.83m ² .
Layout	The proposed extension will be located to the rear/side of the existing house/extension and it will not be visible from the public highway to the front. There is good separation between the side of the proposed extension and the boundary fence of approximately 3.62m.
Scale	It is considered that the size, height and overall scale of the proposal is acceptable.
Landscaping	Specific landscaping is not included in the proposal.
Design and Appearance	The walls of the proposed extension will be built in facing brickwork, to match those of the original building. The roof will clad with tiles that match those on the main house. The new windows and door will have white P.V.Cu frames to match existing.
Access	Principal access to the property will continue to be via the existing front door, which is not being changed.

Site Photographs



South East (Front) Elevation



North East Elevation of existing conservatory



North East (Rear) Elevation



View looking down the garden