

205 - Western Road (54) Hurstpierpoint Hassocks BN6 9TA

Design & Access Statement

'205.DAS.01 - Design and Access Statement'

July 2025



Image 01: 54 Western Road, Hurstpierpoint – Front Elevation

Introduction

This Statement relates to a Householder Planning Application for the conversion of the loft of a terraced house in Western Road, Hurstpierpoint. The application site is located within the Hurstpierpoint Conservation Area.

The loft of the house is proposed to be converted to provide an additional bedroom. As no dormers are proposed, no additional mass will be added to the existing building's form.

Instead, three rooflights are proposed: one within the front roof slope and two within the rear roof slope (6.3.8 – Mid Sussex Design Guide). All rooflight sizes and positions are informed by the existing windows below. As Image 01 on page 1 illustrates, the adjacent property at number 56 already has a loft conversion with two rooflights. It also has a large rear dormer.

Site Context

The application site is located towards the northern end of both Western Road and the Hurstpierpoint Conservation Area.

No. 54 is within a terrace of houses finished externally in face brickwork and tiles.

Planning History

N/A.

Use

The application site contains a dwelling house in planning use class C3 and will remain so.

Access

Access into the house will naturally remain as existing, i.e. via the house's front door.

Access to the new second floor will be via a new staircase over the existing staircase within the front first floor bedroom.

Amount

- Existing site area: 139.3m²
- Existing GIA: 80.2m²
- Proposed House GIA: 90.1m²
- GIA increase: 9.9m²
- Percentage increase in GIA: 12.4%

Layout

Please see drawing '205.PL.01 – Proposed Plans Section and Elevations' for the proposed new layout.

Scale

As no new dormers are proposed, the scale of the loft conversion is de minimis with no adverse impact on the character of both the dwelling and the streetscape (p132, Mid Sussex Design Guide).

Similarly, it is considered that the proposals will not '*cause significant harm to neighbouring properties in relation to overshadowing, privacy or an oppressive or overbearing impact*' (p133 Mid Sussex Design Guide) and are consequently considerate of neighbours amenity.

Appearance

The only changes to the existing appearance of the house are the three proposed rooflights, with only one visible from Western Road.

In a similar fashion to the local design guidance for dormer windows, all three rooflights are proposed to be centrally located to the first floor windows below and of similar widths.

Existing Site Images



Image 02: 54 Western Road, Hurstpierpoint – Rear Elevation

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Image 03: 56 Western Road, Hurstpierpoint – Rear Extension & Rear Dormer