

DESIGN and ACCESS

STATEMENT.

17 VALEBRIDGE ROAD.

BURGESS HILL.

WEST SUSSEX

RH15 0RA

October 2024

DESIGN AND ACCESS STATEMENT

The Site

The site is located within the built up area of Burgess Hill and is predominately residential an land useage.

The site cannot be seen from the public highway as it is screened buy the existing large detached dwelling on the site. It is therefore accessed from the existing established vehicular access to the rear of the property which currently feeds a parking area and large storage building associated to residential use.

See the aerial view of the site below which establishes the development opportunity lies within a moderately densely populated environment but the positioning of the proposed new dwelling back onto existing established Woodlands and will not be overlooked by properties to the south end west of the site. It intern will not overlook properties to the north of the site as there are proposed to be no first floor windows situated in that location.



Planning History

There is very little planning history with this site the only being reference DM/15/0223 which was for a first floor side extension over existing garage which was approved

The Proposal

This application is for the demolition of existing Storage building and construction of a single two storey dwelling with Garaging and bin storage.

In accordance with the Mid Sussex Local Plan it states “that where proposals are for development within the curtilage of an existing dwelling in areas of well established, low density housing the existing character should be protected. Proposed buildings should be in keeping with their surroundings and should include garden space. The loss of trees and wildlife should be carefully considered where appropriate.

It also states that the Governments focus for additional housing within existing towns the council will therefore seek to encourage opportunities for the use of previously developed sites including infill development but development at high densities should not lead to the loss of residential amenity space”.

Access and Highways.

The proposed new dwelling will be served by its own existing access driveways directly onto Valebridge Road.

View of clear visibility from existing vehicular access.



Proposed traffic generation will remain compatible with the area and will not exceed its current use.

Vehicular access and turning within the site has been considered so that all vehicles can access forward and exit forward from each of the dwellings on the site.

Access to the dwellings will be via a flat pathway/driveway and will give level access threshold to confirmed with disabled access requirements.

Utilities and Sustainability

As this development is replacing existing building the proposal is looking to utilise existing utilities in relation to the public sewer system, mains water, and electricity where possible.

The proposed development will be both energy and water efficient employing the latest forms of thermal insulation and water saving features within the design.

The proposal is therefore in accordance with the development plan.

Flood Risk Assessment.

The application site in accordance with the environment agency flood map is outside any potential area subject to flooding.

Landscaping

The application site boundaries accommodate existing established hedgerows and in particular the southern and western boundary running along side the adjacent wooded site has well established landscaping and trees obscuring any views into the site.

This application will offer the opportunity to enhance the soft Landscaping as part of the design depicting the curtilage of the property with appropriate native Landscaping sympathetic to the surrounding areas.

Conclusion.

We therefore feel that this proposal is an appropriate development and compares very favourably against the national planning policy framework policies against which the application will be assessed.

The scale, appearance and massing of the proposed new dwelling will reflect and respect the character of the area and it's immediate neighbouring properties.

We therefore hope this application can be considered favourably.