

INTRODUCTION:

This statement has been prepared by Victoria Mustard Architects to accompany our application for Householder Planning Consent for a rear two storey extension at 30 Pickers Green, Lindfield, Haywards Heath

THE SITE:

No.30 is located on the West side of the Southerly branch of Pickers Green, a cul de sac in a residential estate built around the mid 1960s, comprising large detached houses with generous gardens.

SITE CONSTRAINTS:

The site does not fall within any Conservation Areas, nor are there any listed buildings nearby. The houses on Pickers Green are large and detached with large gardens.

PLANNING HISTORY:

DM/26/1475—Pre App Advice (refer to page 3)

07/01952/FUL— Room in roof with Dormer Window—Approved

LF/068/92— Replacement of existing glass porch with brick built structure—Approved



Front street view of 30 Pickers Green



Rear View of No.30 with two storey extension to No 31 visible beyond



Rear View of 30 Pickers Green

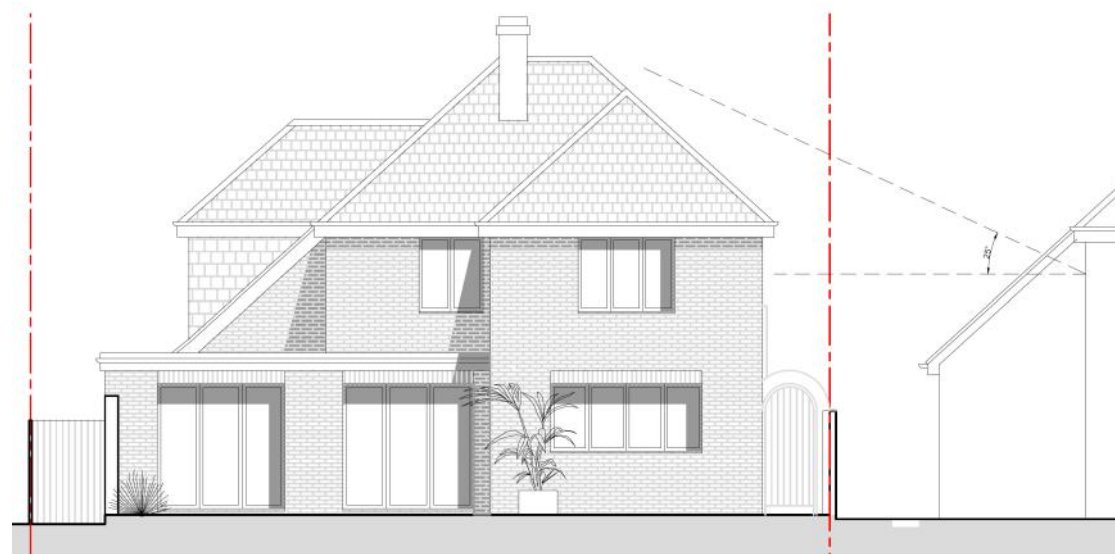
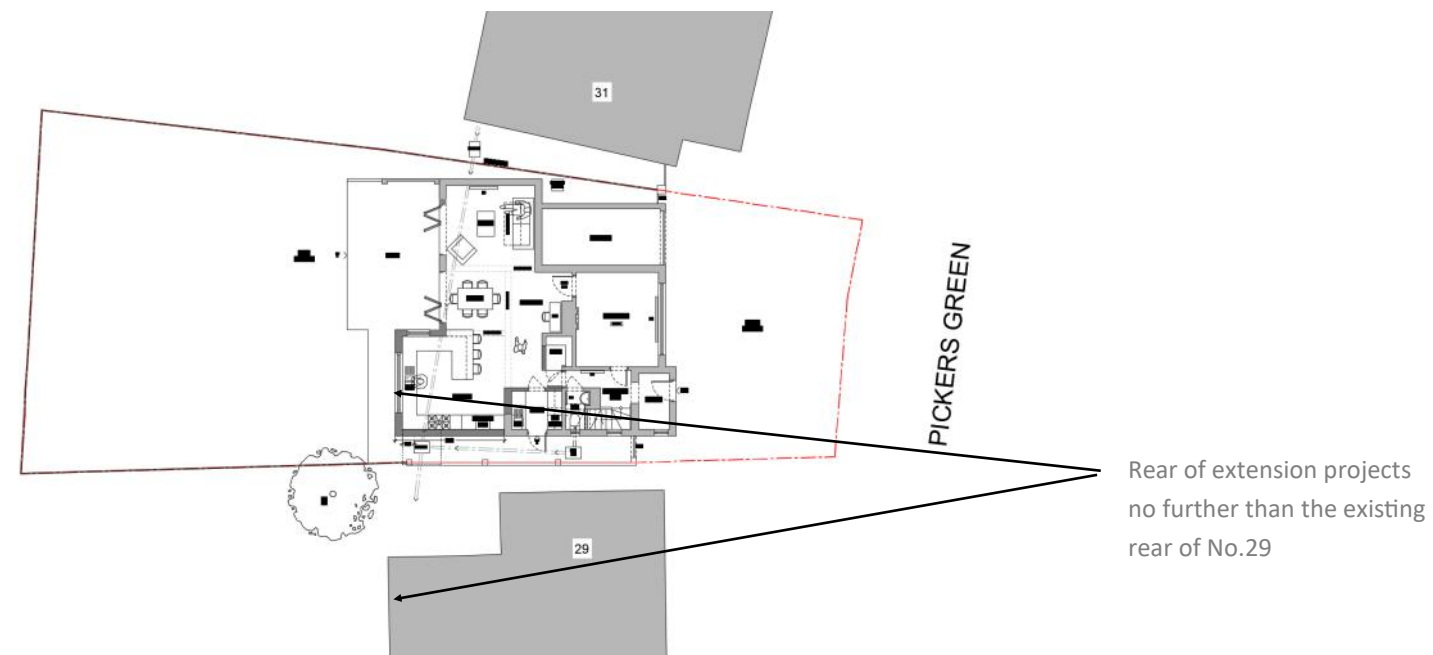
THE PROPOSAL:

The extension provides much required additional space at ground floor in the Kitchen to create an open plan Kitchen/Dining/ Living space, as well as adding an additional bedroom upstairs.

The proposed two storey extension does not project beyond the line of the rear of the adjacent house at No.29.

Care has been taken to ensure that there is no unacceptable loss of light to the side-facing windows at No.29.

The new extension will provide much needed privacy to the garden at No.30.



Rear Elevation demonstrating the 25deg vertical rule compliance as calculated from the 1st floor side-facing window at No. 29. The extension will not cause loss of light to the side facing windows.



Rear view of No.30 with No.29 visible on the right.



Side View towards No.29 of side-facing windows. The ground floor window is a secondary window to an open plan living space, with additional windows facing the front and rear. The first floor window is a bedroom / study (the additional window to the rear was bricked up as part of the rear extension to the house). As such, great care has been taken in the planning proposal for number 30 to ensure that the light to these windows is not compromised. The extension is located to the North of these windows and thus there is no loss of sunlight.

PRE APPLICATION ADVICE:

An application for Pre App advice DM/26/1475 was submitted recently.

The applicable planning policies were identified as:

National Planning Policy Framework:

DP3 Key principles for well designed spaces

L2 Making effective use of land

P3 Living Conditions & Pollution

Mid Sussex District Plan:

DP21 Transport & parking

DP26 Character and Design (largely superceded by NPPF DP3)

Mid Sussex Design Guide SPD

DG49 General Principles for Extensions

DG51 Rear Extensions

The feedback concluded that the proposal was generally considered to be compliant with National and Local policies. Two matters were considered as being worth detailed discussion:

Access to Light and Sunlight:

There are currently two side-facing windows to the side elevation of the neighbour at No.29. The upstairs window is a Bedroom/ Study, and the ground floor window is a secondary window to an open plan Living space that has other windows to front and rear with more open aspects.

The proposed plans demonstrate that the 45degree rule has been applied in plan for ground & first floors to demonstrate that the length of the extension follows guidelines. The 25deg rule has been applied in section for the first floor window to demonstrate that the height of the extension follows guidelines. The proposed extension is to be located to the North of No.29 and thus will not reduce sunlight. Given the limits placed on the height and length of the extension, it is also considered unlikely that it would cause an unacceptable loss of light to these windows.

Parking:

As No.30 will be increased in size from a 3 bedroom to a 4 bedroom house, the recommended 2 off-street parkings requirement increases to 3 off-street parkings. The owners can currently park 3 cars off the road—one in the garage and two on the driveway. This would not change.

The property is located within the built up area of Lindfield and has good links to public transport. A local bus 30 passes at the end of Pickers Green, whilst a 9 min walk to West Common/ Black Hill connects to many more bus routes. There is a thriving local village on the High Street with shops and services all easily accessible.

It is therefore unlikely that parking stress would be added to Pickers Green due to the existing useable driveway & garage space and convenient public transport connections.



View of No.30 demonstrating the typical arrangement of 3 vehicles parked off the street.

CONCLUSION:

The proposed extension is in keeping with the host dwelling and indeed many of the other extended houses in the road. It has a lower ridgeline height than the existing roof and does not project further than the closest neighbour at No.29 nor, for example, No. 28. All new materials are to match the existing; brown/red multi facing bricks, hanging tiles and concrete roof tiles. The roof is hipped to match the existing roofs and reduce the scale of the extension. There is no overlooking to the sides as the new extension has no new side-facing first floor windows. The garden to No.30 will also gain much needed privacy when the extension is built.