

Planning Statement

Proposed development: Single Storey Rear Extension

Site Address: 1 Pinehurst, Burgess Hill, RH15 0DG

Applicant: Penny Brearley

Date: 16.11.25

1. Introduction
2. Site Description
3. Proposed Development
4. Design and Appearance
5. Impact on Neighbours
6. Planning Policy Compliance
7. Conclusion

1. Introduction

This planning statement is written to support a householder application to Mid Sussex District Council for the erection of a single-storey rear extension to 1 Pinehurst, Burgess Hill, RH15 0DG. The proposed extension is intended to provide additional living space, improve the internal layout for the household, and respect the character of the existing dwelling.

2. Site description

The application site comprises of a link-detached 1960's two storey dwelling, located within a predominantly residential area and a private garden. The property is located at the entrance to Pinehurst road, with an adjacent property to the West (linked detached to 3 Pinehurst) and Oak Hall park road to the East side. The garden is surrounded on two sides by a brick wall, which marks the site boundary to the East and South sides. The West side of the garden is marked with a shared fence. The property is not subject to any listed building or conservation area designations. The property is within a surface water flood risk zone, for this reason a flood risk assessment has been included within the application.

3. Proposed Development

The proposal involves the erection of a single storey rear extension projecting approximately 3.3 metres from the original existing dwelling. The proposal aims to connect the original property with an existing extension built in 1989. The proposed extension comprises of an area of approximately 5.5 square metres, connecting the existing extension and original property's rear

wall at a 45 degree angle. The extension will feature a flat roof with a maximum height of 3 metres, which will accommodate an enlarged kitchen and dining area with a sky lantern.

4. Design and appearance

The design approach ensures that the extension compliments the existing dwelling and surrounding properties whilst aiming to refurbish the existing building in line with the Mid Sussex Design Guide. Public view of the extension is limited due to the surrounding brick wall boundary to the East and South sides of the property.

External materials will complement the existing dwelling. Brown vertical composite cladding will replace the existing dark brown hanging tiles on the front of the property. This cladding will also be used on the exterior of the proposed extension to ensure continuity. Composite cladding has been chosen due to its moisture resistance, thermal performance and dark brown colour.

A masonry paint wash/lime wash will be applied to the red face brickwork with an aim to match the slightly lighter colour of brickwork seen on the adjacent properties along Oak Hall Park Road to the East. Please refer to the 'Facade Detail' drawing submitted as part of the Planning Application.

Lighter brickwork along
Oak Hall Park Road



The proposal also includes the replacement of all white uPVC window frames with black aluminium frames, along with black uPVC rainwater goods and soffits. Black aluminium frames will also be used within the proposed extension.

5. Impact on neighbours

Neighbouring impact has been carefully considered. The proposal is a single storey extension, therefore limiting overshadowing on neighbouring properties. The extension does not extend past the existing 1989 extension and is not visible from the street due to the surrounding brick wall boundary. An additional side window has been added to provide internal natural light to the

stairway. This window will be at ground floor level and be glazed with opaque glass to ensure privacy. The scale and massing of the extension has been designed to appear complementary and minimal when viewed from neighbouring gardens or dwellings.

6. Planning Policy Compliance

The proposal demonstrates compliance with relevant local policy as follows:

- The development is in accordance with the requirements of the Mid Sussex Design Guide for Household Rear Extensions. The proposal has been designed in a contemporary style taking cues from the existing dwelling such as the form and proportions, whilst using a high quality facing material (composite cladding).
- The extension is modest in scale, uses complementary materials, and respects the existing property and locality. The extension therefore aligns to the requirements for small scale domestic rear extensions.

7. Conclusion

The proposed single storey rear extension is carefully designed, proportionate and respects the existing dwelling and locality of Burgess Hill. Changes made to the external appearance of the property will be both complementary and provide a sustainable refurbishment of the property at 1 Pinehurst, Burgess Hill.