

**Design & Access and Planning Statement for Proposed Side and Rear Extension at
68 Sydney Road, Haywards Heath**

1. Introduction

This statement is submitted to accompany the Householder planning application for a side and rear extension at 68 Sydney Road, Haywards Heath. The proposal aims to enhance the property's functionality and living space while preserving the architectural integrity of the existing structure and the character of the surrounding Conservation Area.

2. Site Context

68 Sydney Road is a residential property located in Haywards Heath, West Sussex. The area is characterised by a mix of architectural styles, contributing to a varied streetscene. Notably, the property is situated within a designated Conservation Area, highlighting the importance of sensitive design to maintain the area's historical and architectural significance.

3. Planning History

A review of the Mid Sussex District Council's planning records indicates the following relevant application for 68 Sydney Road:

- Application Reference DM/24/1901: Submitted in August 2024, this application proposed a two-storey side extension.

The current proposal has been revised to reduce the width of the side extension, aligning it with the scale of the neighbouring property at 74 Sydney Road. This adjustment addresses previous concerns and ensures the extension is in keeping with the surrounding built environment.

4. Proposal Details

The current proposal involves the following elements:

- **Two-Storey Side Extension:** A reduced-width extension on the property's side, designed to provide additional living space while maintaining proportionality with adjacent structures and ensure the addition is subservient to the original building.
- **Rear Extension:** An extension at the rear to replace the existing poor quality extensions at ground floor, enhancing the property's overall functionality.

Design and Materials:

- **Materials:** The extensions will utilize materials that match the existing structure, including brickwork and roofing tiles, ensuring seamless integration with the original building.
- **Fenestration:** Windows and doors will reflect the style and proportions of the existing openings, maintaining visual consistency.
- **Roof Design:** The extensions will feature pitched roofs that align with the existing rooflines, preserving the property's architectural coherence.

5. Conservation Considerations

Given the property's location within a Conservation Area, the proposal has been developed with careful attention to preserving and enhancing the area's character:

- **Scale and Massing:** The reduced width of the side extension ensures the development is in keeping with the neighboring property at 74 Sydney Road, maintaining the rhythm and harmony of the streetscape.
- **Design Symmetry:** The architectural detailing and materials have been selected to mirror the existing structure, ensuring the extensions do not detract from the property's historical significance.
- **Visual Impact:** By positioning the bulk of the extension towards the rear and minimizing changes to the front elevation, the proposal maintains the public façade's integrity, preserving the Conservation Area's aesthetic value.

6. Planning Policy Considerations

The proposal aligns with relevant planning policies, including:

- Mid Sussex District Plan 2014–2031: Policies within this plan emphasize high-quality design that respects local character and heritage. The proposed extensions adhere to these principles by ensuring the development is sympathetic to the existing architecture and the Conservation Area's character.
- Conservation Area Guidelines: The design has been informed by guidelines that advocate for preserving and enhancing the unique qualities of Conservation Areas. The use of matching materials and thoughtful design elements reflects this commitment.

7. Access Considerations

The proposed extensions will not alter existing access arrangements. The property will remain accessible via the current entrances, and no changes to public access or rights of way are anticipated.

8. Conclusion

The proposed two-storey side and rear extension at 68 Sydney Road have been thoughtfully designed to enhance the property's functionality while respecting and preserving the character of the Conservation Area. By reducing the width of the side extension to match the neighbouring property at 74 Sydney Road and matching the existing building's materials, the development aims to contribute positively to this area of Haywards Heath.