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PLANNING DESIGN AND ACCESS STATEMENT

Alterations, Additions and Revised Access Proposals at Holly Hedge Cottage, Slugwash Lane, Scaynes Hill, Haywards Heath, Weast Sussex RH17 7TD

USE

The existing buildings on the site constitute a single domestic four bedroom dwelling with a single car garage.

LAYOUT

The layout of the building and proposals is shown on the submitted plans. (drawings 1026/ 1, 2, 3, 4 and 5)

APPEARANCE

The existing dwelling is a single storey four bedroom dwelling which has been extended to the west and is constructed with facing brick walls and plain tiled roofs including feature pitched and flat roof dormers.

Access into the property is off Slugwash Lane via a driveway terminating at the front of a single brick built flat roofed garage.

The dwelling is in a dilapidated state having not been occupied for a number of years and allowed to fall into a serious vandalised state.

The dwelling has a foul water treatment plant in the garden to the west.

PROPOSAL

The present building is lacking in character and has a poor internal layout for accommodation. Some of the rooms, especially the kitchen, dining room and bathroom are extremely small. However, the dwelling sits on a spacious site with large dwellings adjacent to the west.

To improve the accommodation on plan without drastically enlarging the footprint, it is proposed to provide a first floor over the central section of the dwelling thereby allowing the ground floor to provide more generous living space together with the two existing bedrooms at the western end. An extension at the rear (south) of the dwelling is proposed to provide a kitchen, dining room and lounge.

The first floor would provide a large main bedroom and bathroom/dressing room. The first floor addition together with an extension to the entrance hall would project on the north side to add architectural style and character to the dwelling and the attractive pitched roof dormers on the ground floor would be retained and a flat roofed dormer replaced by a pitched roof dormer to match the others thereby retaining original design features.

It is proposed to block the existing vehicular access by extending the boundary close boarded fence. This access has sub-standard visibility to the north when exiting and the garage will be removed to provide more space on the south side of the dwelling.

The application includes the provision for a new vehicular access off Slugwash Lane closer to its junction with the A272 where the visibility upon exit will be vastly improved. The proposals include substantial repair and/or replacement of the existing boundary fencing

LANDSCAPING

A free draining reinforced gravel driveway and turning area is proposed together with evergreen shrub planting against the north and south facing walls of the dwelling. In addition the rough grassland which surrounds the dwelling will be mown, levelled where necessary and re-sown.

It is also proposed to provide a defined boundary with adjacent land to the south by providing a post and wire fence central to a new hawthorne hedge.