

Planning Statement for Householder Application

Application Address

21 Sergison Road, Haywards Heath, RH16 1HX

Introduction

Householder Planning Permission is sought for the extension and alterations to the property.

The Site

21 Sergison Road is a two-storey detached dwelling constructed in the 1960's with shiplap boarding to first floor front and rear elevations over facing brick ground floor front and rear plus brick gable ends. The pitched main roof is clad in concrete pantiles with the flat roof to the garages, study and utility areas all being mineralised felt.

The dwelling has a floor plan (including integral garage) of 199.23 m².

The dwelling occupies a large corner plot, (Sergison Road and Heather Bank), of 1248 m² and sits approximately 9.5m from Sergison Road and 4.7m from Heather Bank pavements and 4.1m from its boundary fence with 23 Sergison Road.

The surrounding area

Sergison Road is part of a large scale residential development to the in the North West area of Haywards Heath. The area was developed largely during the 1960's and 1970's with housing stock of varying size and design. To the West of the site and on higher ground is No. 2 Heather Bank, to the North of the site and level with is No. 23 Sergison Road and to the East and on the opposite side of the highway and on lower ground is No. 36 Sergison Road. To the South and on the opposite side of the highway and on higher ground are 19 Sergison Road and 1 Heather Bank. All these properties are on sizable plots and apart from 23 Sergison Road are a significant distance from the proposal site.

The proposal

The proposal comprises the removal of existing chimney, erection of single storey rear, two storey side and first floor front extensions plus associated extension to paved drive, the replacement of the existing concrete pan tiles and installation of roof mounted photo-voltaic panels and the replacement of existing windows and doors together with replacement of shiplap boarding and the change of external wall finished to be self-coloured render.

The side extension of 5.36m width and 8.52m depth would be set back 225mm from the existing first floor façade with the existing eaves height being maintained and a proposed ridge level being approximately 70mm lower than the existing providing a subservient appearance. This extension would have the gable wall constructed approximately 4.1m from the boundary with 23 Sergison Road, which is consistent with the existing situation and therefore does not reduce the gap between the two properties.

The first floor front extension of 4.12m width and 1.82m depth would be set back 1380mm from the existing ground floor frontage of the garages and study with the existing eaves height being maintained and with a ridge level being approximately 1550mm lower than the existing providing a subservient appearance.

To the front elevation the existing flat roof to the garages and study would be replaced with concrete pan tiles to match the new main roof.

The single storey rear extension of 14.9m width and 3.5m depth would have an overall height of 3.0m including roof lights (from finished floor level).

Design

The design of the dwellings in the area are varied, with even dwellings constructed by the same developer using a variety of materials

The street scene to the North of 21 Sergison Road is dominated by large properties, No's. 23, 25, 27 & 40 being fully white rendered with concrete pan tile roofs and small panel vertical sliding sash windows, (or Upvc replacements) and are set in large plots, possibly by a different developer to No. 21.

The scene to the East is characterised by similar properties to No. 21, with different elevations and sizes and with different finishes including render, brickwork, timber cladding, plain clay tile hanging, probably constructed at the same time and by the same developer as No. 21.

The scene to the South is generally of single storey bungalows again probably constructed at the same time and by the same developer as No. 21 and again using a variety of materials.

The proposed design for No. 21 is generally bring the dwelling up to a modern standard in terms of energy conservation by the inclusion of Photo-Voltaic panels for energy generation and by reducing the heat loss of the existing structure and minimising energy usage by good design for the proposed extensions.

The proposed finishes will reflect the other finishes within the local street scene and also retain the character of the existing building by maintaining the use of different materials for the ground and first floor to front and rear elevations.

