



Suite 4 | Sheridan House | 112 - 116 Western Road | BN3 1DD

5 Park Road

5 Park Road, Burgess Hill, West Sussex, RH15 8EU

Planning Statement

Mid Sussex District Council,

This letter is written in support of the proposed alterations and single storey rear extension to the semi-detached dwelling at No.05 Park Road. This new application has been submitted following the refusal of application **DM/25/0326**. The reasons for refusal are as follows: *"The proposed extension due to its design and form is unsympathetic and would be out of keeping with the character and appearance of the existing property. The proposal is therefore considered to be contrary to the requirements of policy DP26 of the Mid Sussex District Plan and Principles DG49 and DG51 Mid Sussex Design Guide and the NPPF"*.

We have outlined below the key considerations from the Officer's Report below:

- *The recent permission at No. 7 was amended on Officer advice to ensure that this character was preserved. I would expect any proposal at No. 5 to do the same.*
- *Viewed in isolation of the loss of the existing lean-tos, the currently proposed rear extension would not be considered sympathetic to the host building in its footprint, form or detailed design.*
- *The proposal removes original features of the rear elevation, detracts from the characteristic symmetry of the villa pair, and is unsympathetic in its form and detailed design to the host building.*
- *There is relevant planning history at the adjacent property (7 Park Road), where planning permission has recently been granted for a single storey rear extension...the surviving symmetry of the house pair, is preserved. In particular, the character of the approved addition follows the existing rear lean-to outshots, which appear to be original or reflecting the original appearance of this part of the building.*

Recently we have submitted a Variation of Condition planning application on **DM/24/2278** for No.07 Park Road. Following this, we were appointed by No.05 to design an extension which addresses the previous reasons for refusal, whilst meeting their aspirations. The revised design at No.05 looks to reflect the revised design at No.07 with the roof pitch and roof material. This roof design with the introduction of the same facing brick facade and rendered side facade ensures that both dwellings, despite having slightly different design rationales and fenestration, retain the original symmetry between the pairs. Similarly to No. 07, a conservation rooflight is proposed and will be installed and detailed in a similar fashion.

The width of the traditional element of the proposed rear single-storey extension is increased to align with the outside edge of the existing two-storey gable. Architecturally creates a stronger aesthetic, as well as puts more emphasis on the traditional built form.. The contemporary aspect of the proposed extension also now aligns with the existing glazed conservatory. As the host dwelling does not currently incorporate any flat roof sections, this has been omitted from the proposed rear extension to ensure the proposed roof is in keeping with the character of the original dwelling.

Policy DP26 | Character & Design | Mid Sussex District Plan

- Is of high quality design and layout and includes appropriate landscaping and greenspace;
- Creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;
- Protects open spaces, trees and gardens that contribute to the character of the area;
- Protects valued townscapes and the separate identity and character of towns and villages;
- Does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution;

The relevant aspects of **Policy DP26** are outlined above. The proposed design reflects the form and massing of the original dwelling, with the proposal further rooted in place with introducing materiality which reflects both the original dwelling and No.07. The proposed footprint incorporates a set back along the facade which reflects the existing lean to and the ridge height of the extension where it abuts the main dwelling is the same as the existing conservatory. No trees or hedgerows are removed to facilitate the development. The site is completely concealed from public view. We believe it is therefore evident that the original character has helped to inform the design.

Policy DG49 | General Principles for Extensions | Mid Sussex Design Guide

- The proposed extension ensures that the host dwelling remains the dominant element and the extension is subservient.
- The proposed extension is traditional and simple in form.
- The building footprint and set back along the elevation align with the original architectural form of the host dwelling.
- The proposed conservation rooflight is aligned with the fenestration above.
- *There are two general approaches to extending a property: Designing in the style of the existing building by closely matching its facing materials, architectural features, window sizes and proportions; and Designing in a contemporary style that takes its cues from key aspects of the existing building that might include its underlying form and proportions, facing materials, window design and other specific architectural features. We believe both approaches have been sympathetically addresses and incorporated to create a successful and well designed extension.*

Policy DG51 | Rear Extensions | Mid Sussex Design Guide

- *Rear extensions which are not visible from the street and do not negatively impact on neighbouring properties can be expressed in many forms, including by adopting a contemporary architectural approach. With reference to DG49, they should nevertheless have consideration for the character of the existing building and the relationship of the extension with the side boundaries and adjacent buildings and gardens. As outlined above, the character, materiality, massing and form of the host dwelling, as well as No.07 has been sensitively and carefully considered.*

Following a detailed review of the previous correspondence on the refused scheme, we feel these alterations further enhance the proposed development and closer align the scheme with the Conservation Officer's comments. The development is of a high quality design that incorporates contemporary features, whilst respecting and integrating with the character of the surrounding area and original dwelling.

We have tried to include as much information as possible within this application to ensure a smooth determination process. However, if you require any further information, then please don't hesitate to get in touch with us. We wish to positively engage with the Council during the determination of this planning application and we will contact the Case Officer once they have had the opportunity to review the submitted information.

Ashley Harrison Director & Architect | PMR Architecture