

Proposed Garden Annexe (Ancillary Accommodation)
87 Vale Road, Haywards Heath, RH16 4JG
Local Planning Authority: Mid Sussex District Council

(Prepared to accompany the submitted drawings for the proposed garden annexe.)

- Vale Road Annexe REV A

1.0 Introduction

This Design & Access Statement supports an application for a new single-storey garden annexe within the residential curtilage of 87 Vale Road, Haywards Heath (RH16 4JG). The proposal is intended to provide additional living space for the occupants of the main dwelling, specifically to meet the family's needs as their teenage child requires more independent and dedicated space for sleeping/studying and day-to-day living, while remaining part of the same household.

The annexe is proposed as ancillary accommodation to the main house (i.e., not a separate dwelling), providing a practical and sympathetic solution that reduces pressure on the existing internal space and improves family living arrangements.

2.0 Site Context and Surroundings

The application site comprises an established residential plot on Vale Road. The proposal is located within the rear garden of No. 87, positioned to make effective use of the plot depth while limiting impact on neighbouring amenity and maintaining the prevailing residential character. The siting is shown on the submitted Site & Block Plan (page 5).

3.0 The Proposal

3.1 Description

The proposal is for a single-storey garden annexe of approximately 6.7m x 4.2m with an overall height of approximately 2.5m, under a flat roof with an approximate 600mm overhang (as shown on the proposed elevations/sections).

Internally, the annexe provides:

- Lounge / living area
- Bedroom space

- En-suite
- Walk-in wardrobe / storage

(as shown on the Proposed Floor Plan, page 2).

3.2 Use

The annexe is intended to be used by the family as additional living accommodation for their teenage child, supporting privacy and quiet space for rest and study, while remaining clearly subordinate and ancillary to the main dwelling. It is not proposed to be used as an independent dwelling, and its function remains tied to No. 87.

4.0 Design Statement

4.1 Design Principles and Concept

The design approach is to create a modest, contemporary garden building that:

- sits comfortably within the garden setting,
- is single storey to minimise visual and amenity impacts,
- uses simple, clean forms and durable materials,
- provides high-quality internal accommodation without overdevelopment of the plot.

4.2 Amount and Scale

The annexe is intentionally compact and low in height (approx. 2.5m), helping ensure it remains visually subordinate within the garden and reduces any sense of enclosure to neighbours.

4.3 Layout

The internal layout is efficient and legible, with living/sleeping accommodation supported by an en-suite and storage, enabling the teenage occupant to use the space day-to-day without placing further pressure on the main dwelling. The submitted floor plan illustrates the arrangement (page 2).

4.4 Appearance and Materials

The elevational treatment is simple and domestic in scale. Proposed external materials include:

- Composite timber cladding (noted on the elevations),
- uPVC windows and doors.

(page 1).

Openings are arranged to balance natural light with privacy:

- The front elevation includes glazed doors and windows serving the main accommodation.
- The rear elevation includes a high-level obscure glazed window (fixed shut and set approx. 1.7m above finished floor level), which assists privacy and limits overlooking (page 1).
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- Side elevations are largely unbroken, further limiting potential neighbour impacts (page 1).

4.5 Impact on Neighbour Amenity

Given the single-storey height, the restrained footprint, and the careful placement/limited nature of openings, the annexe is designed to avoid material harm through:

- overlooking (notably controlled via high-level/obscure glazing),
- overshadowing (low overall height),
- overbearing impact (modest scale and garden siting).

4.6 Sustainability and Construction (Summary)

The submitted technical information indicates a modern insulated envelope and roof build-up approach typical of energy-efficient garden accommodation (page 4).

Final specifications, drainage arrangements, and any structural sizing would be confirmed through Building Regulations and on-site verification as noted on the drawings.

5.0 Access Statement

5.1 Approach and External Access

Access to the annexe will be from the existing dwelling and garden. No new vehicular access is required, and the proposal is intended to function as part of the established residential use of the site.

A clear, safe pedestrian route can be provided via the garden, with good practice measures including:

- firm, level (or gently graded) surfacing,

- appropriate external lighting,
- clear wayfinding from the main house.

5.2 Inclusive Access

Although intended primarily for use by a teenage family member, the annexe is a single-storey, level-accommodation layout, which is inherently more accessible than multi-storey arrangements. The design can be detailed to support inclusive access where practicable, including:

- a level/low-threshold entrance at the principal door,
- door sets specified to achieve suitable clear openings (to be confirmed at detailed stage),
- logical internal circulation between living/sleeping and bathroom areas (page 2).

5.3 Internal Accessibility

The accommodation is arranged on one floor, avoiding internal stairs. Sanitary provision is contained within the en-suite (page 2).

Final fittings (e.g., shower type, slip resistance, grab-rail allowance, ironmongery heights) can be selected to ensure ease of use and future adaptability.

6.0 Conclusion

The proposed garden annexe at 87 Vale Road provides a well-considered, low-impact form of ancillary accommodation that responds to the household's changing needs—specifically the need for additional living space for a teenage child—without creating an overly dominant structure or harming neighbour amenity.

Its modest scale, simple contemporary appearance, and privacy-conscious glazing strategy represent an appropriate form of development within the residential garden setting, with access achieved in a straightforward and inclusive manner.