

**Design
and
Access Statement

Planning Statement**

for

Proposed new first floor extension at
The Oaks lodge lane Hassocks BN6 8LX

April 2025

Design and Access Statement and Planning statement on behalf of Applicant:
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April 2025

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This D & A statement is to be read in conjunction with existing drawings 3,4,5, & 6 and proposed drawings 10,30, 7A and 8A

1. Introduction

- 1.1 This is a Design and Access Statement prepared to accompany a planning application for a new pool floor extension to an existing link between the house and pool enclosure (approved 29th July2024 under ref DM/24/1355)

2. Use

- 2.1 The proposed use will be an additional en suite bedroom with independent access from the ground floor

3. Amount

- 3.1 The proposed enclosure is a small addition with low impact when considered in the context of what is already approved. If viewed from the north looking south there is only minimal additional build at first floor level. Viewed from east looking west the extension is set well back from the west (front) elevation

4. Layout

- 4.1 The extension is at first floor level only.

5. Scale

- 5.1 Planning Principles. The proposed enclosure is within domestic curtilage. Under permitted development a structure would be permitted if it were less than 2500mm meters high. The proposal is 2640 mm at its apex only
- 5.2 Design. The design is in sympathy with the existing house the proposed Cedar composite board will match that used at ground level and the roof will use zinc to match the existing standing seam zinc roof.
- 5.3 Neighbour Amenity. The existing hedge hides, most of the proposed ground and first floors

6. Landscaping

- 6.1 The proposals will include re-enforcing the existing hedge.

7. Appearance

- 7.1 The appearance of the proposed first floor extension can be reviewed from the plans, elevations etc

8. Access

- 8.1 The new extension will be accessible from the existing house first floor and via a new stair from the ground floor

9. Conclusion

10.1 The ground floor link has been approved and is currently under construction ..the proposed first floor is a relatively small addition which provides valuable extra accommodation for a teenager or elderly relative