

**Proposed carport and binstore, Whistledown, Birchwood Grove Road,
Burgess Hill, West Sussex RH15 0DL**

DESIGN, PLANNING, HERITAGE, AND ACCESS STATEMENT

Background:

This dwelling was granted approval (ref. DM/21/0555 and APP/D3830/W/21/3274883) on 7 December 2021, with further amendments DM/24/0552 on 30 April, 2024. This current application is for a carport to the now largely completed dwelling which has been built to be occupied by a self-builder.

The current approval has no building or ability for the parking of cars under cover. The single carport has been designed to reference the contemporary character of the dwelling, utilising a mono-pitched roof with the use of the same grey Marley Click cladding which is on all four elevations of the existing house and EDPM roofing material.

Location and Accessibility

The application site occupies a central position with Burgess Hill, but outside the Silverdale/Birchwood Grove Conservation area. It is located within a modern part of a long established family residential area, opposite Burgess Hill Primary School and short walk from Burgess Hill School for Girls. It is in a neighbourhood amongst large family homes. The pattern of development is random, with numerous examples of backland development and carports in the front gardens. In fact, two doors down starts a tradition of front garden structures of various designs and sizes, including buildings for The Laurels, Wyckham, Highmead, and following onwards to the west.

Amount and Scale:

The proposed carport and binstore is for a single car space under cover, with an area for bins so that they are discreetly hidden behind the existing boundary screen. Its unique shape provides a comfortable amount of room so that a person can exit the car which makes using the carport as a parking space palatable and accessible, with ample but not excessive area for car doors to open, and for bins to be stored until pick up day.

Layout and Design

The layout of the site puts the only area for a carport at the front of the dwelling, to the side of the front parking and turning space. It is designed to be easily accessible from the road and to screen the bins and provide an additional off-road parking space for the dwelling. It is shaped to take advantage of the excess area in the front southeast corner of the site, whilst keeping a low profile on the street scene. The dark grey cladding and roof colour enable it to recede from views and not dominate in relation to the houses either side. Bins do not clutter the frontage or cars clutter the street. There is a space to the front of the garage for

cars to turn and reverse and go out in a forward gear. The existing approved two spaces are not affected, so this is an additional on site space.

Heritage Statement

There are no listed buildings in the locality and the application site is not within a conservation area. However, as stated previously the site is located a short distance to the east of the Silverdale/Birchwood Grove Conservation Area. There is an abundance of deciduous and evergreen trees and hedges within plots and along grass verges. The section of Birchwood Grove Road that is located within the Conservation Area is single track only, enclosed by hedges and trees without pavements and lights. The development immediately east of the conservation area is distinct and comprises relatively modern estate style housing developments of varied densities. The street scene is more open and plots are smaller. The proposed carport is within the space outside the conservation area, and barely noticeable as one passes by from the more suburban areas towards the Conservation Area to the west. The carport would not be a change to the street scene that would harm the character or appearance of the conservation area. If anything, having a carport actually enhances the conservation area by screening a car and bins within the low profile structure.

Living Conditions of existing residents

The proposed building has been carefully designed modestly to ensure that it does not have a materially adverse impact on the living conditions of the occupiers of adjacent and nearby dwellings. The ability to build the carport as soon as the house is finalised, will mean a compacted programme and reduction on impact.

Overall Planning Conclusion

The proposal comprises a sensitively designed carport and binstore for a family sized dwelling in a long established and accessible residential area. The scheme has full regard to and fully complies with national and local planning policies and objectives, design advice from the Nation Design Guides, County and Local Highway access and parking standards. The proposed changes to the original design do not change any of these qualities, but will shorten the construction period for the neighbours.

21/12/2024