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Architectural Services

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PLANNING DESIGN AND ACCESS STATEMENT

PROPOSED ALTERATIONS & ADDITIONS

**AWBROOK BUNGALOW, HAM LANE, SCAYNES HILL,
HAYWARDS HEATH, WEST SUSSEX RH17 7PR**

FOR: MR D. SMYTH.

1st OCTOBER 2026

USE

The existing dwelling was originally constructed as a single storey dwelling but has been altered internally to take advantage of the large roof and provide two additional bedrooms and a bathroom.

A conservatory has also been constructed at the rear of the dwelling..

PROPOSAL

It is now proposed to remove the conservatory and construct an ground floor extension where the conservatory currently exists and extend the present small first floor bedroom into the available roof space and form a small bathroom. This will involve the construction of one small dormer window and a larger window in the gable end.

LAYOUT

The site layout is shown on submitted drawing 1726/2

DESIGN

The design of the extension will match the construction and detailing of the existing dwelling.

LANDSCAPING

No landscaping is necessary apart from an area of paving in front of the proposed patio doors to replace the patio which currently serves the conservatory.

ACCESS

No changes are necessary to the access.

CONCLUSION

Taking the above factors into consideration it is suggested that the proposal would not give rise to any significant or demonstrable harm to the residential amenities of nearby properties who are all occupied by family members and the headquarters of the family business KPS Contractors..

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