



Planning, Design and Access Statement

To support a Householder Planning Variation of Condition
application

Bridge Farm House, Cuckfield Road, Burgess Hill, RH15 8RE

Application for a Variation of Condition 2 of the Householder Planning approval granted under reference DM/25/1856, with the description: *'Extend existing single storey rear addition and incorporate a new single storey infill extension at the rear.'*

Variation to allow for a revised design for the single storey rear addition extension at

Bridge Farm House, Cuckfield Road, Burgess Hill.

Planning, Design and Access Statement
on Behalf of
Mr & Mrs Collins

February 2026

Gould Baxter
2-3 Lucastes Mews
Paddockhall Road
Haywards Heath
West Sussex, RH16 1HE

Tel: 01444 452604
Email: hh@gouldbaxter.co.uk

Contents

1.	Introduction	1
2.	Use.....	1
3.	Amount	1
4.	Layout	1
5.	Planning Statement	2
6.	Landscaping	2
7.	Appearance	2
8.	Access	3
9.	Sustainability	3
10.	Conclusion.....	3

1. Introduction

- 1.1 This is a Planning Statement prepared to accompany a Variation of Condition application, allowing for a variation to Condition 2 of householder planning approval reference DM/25/1856, for amendments to the rear addition extension granted Full Planning Consent, at Bridge Farm House, Burgess Hill, RH15 8RE.
- 1.2 Full Planning consent was granted on 12th September 2025 for the following development:
- 'Extend the existing single storey rear addition and incorporate a new single storey infill extension at the rear.'*
- 1.3 This application seeks amendments to the aforementioned approval to make the following changes:
- Minor footprint change to the proposed rear addition extension, to allow for a larger ensuite/ bathroom which can accommodate for a wheelchair accessible space.

2. Use

- 2.1 The existing property has full C3 (residential) use and will retain this following the completion of the proposed works.

3. Amount

- 3.1 This application proposes changes to the scheme approved under reference DM/25/1856.
- Changes to the footprint of the approved replacement rear addition extension to enable to allow for a larger ensuite bathroom to accommodate wheelchair accessible space.

4. Layout

- 4.1 The layout of the proposed replacement extension will remain the same and there will be no changes to the already proposed fenestration. The proposed roofs will be adapted to allow for the increased footprint.

5. Planning Statement

5.1 **Planning Principle**

This application seeks to amend the scheme already granted approval under reference DM/25/1856, thus ensuring the principle is agreed.

5.2 **Planning Policies**

In common with the scheme approved under reference DM/25/1856, the following MSDC planning policy is relevant:

Policy DP26: Character and Design

5.3 **Scale**

The proposed height of the rear addition extension will remain the same as previously proposed. The proposed length will increase to accommodate a more inclusive ensuite bathroom.

5.4 **Neighbour Amenity**

The property sits in an isolated location and at a significant distance from the nearest neighbouring dwelling. The proposals will therefore not affect the amenity of the neighbouring occupiers.

5.5 **Landscaping**

The proposals will result in some very minor changes to the hard landscaping adjacent to the replacement extension. The proposals therefore remain able to demonstrate compliance with planning policies DP26 .

5.6 **Design**

No changes are proposed to the previously approved materiality of the extension walls, roof or windows.

6. Landscaping

- 6.1 The proposals will result in some very minor changes to the hard landscaping adjacent to the replacement extension. The proposals therefore remain able to demonstrate compliance with planning policies DP26 .

7. Appearance

- 7.1 The current appearance of the site can be reviewed from the existing plans and elevations supplied with this application. The proposals, by virtue of their sensitive design and detailing, demonstrate an extremely high standard of contemporary design quality.

8. Access

- 8.1 No changes are proposed to site access, similar to the previously approved scheme.

9. Sustainability

- 9.1 No changes made to our previous sustainability statement, similar to the previously approved scheme.

10. Conclusion

- 10.1 By virtue of its design and detailing, the proposals demonstrate a **high standard of design**.
- 10.2 The following can be concluded:
- a) The principle of the proposal is acceptable owing to the recent award of planning approval under references DM/25/1856.
 - b) The proposed amendments to the design and footprint of the replacement extension are modest and commensurate with the plot size and shape.
 - c) The building sits within a generously-proportioned plot, providing private amenity space commensurate with the size of the proposed dwelling;
 - d) The proposed amendments to the design of the replacement extension will not adversely affect the amenity of the neighbouring occupiers;
 - e) The proposed replacement extension adopts the same vernacular as the approved scheme.
- 10.3 For the reasons outlined above, the proposals comply with the relevant planning policies of the MSDC District Plan and the NPPF.