



Planning Statement

29 High Street, Lindfield

Demolition of existing single storey rear/ side extension and construction of rear single storey extension, increased cill of window at first floor to rear elevation, reconstruction of chimney to match existing, increase in basement footprint and associated internal and external alterations, largely as approved under DM/24/0265, with first floor infill extension and external landscaping works

at

29 High Street, Lindfield

Planning Statement

on Behalf of

Mrs J. Murphy

December 2024

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

Tel: 01444 452604

Email: sm@gouldbaxter.co.uk

1. Introduction

- 1.1 This Planning Statement is prepared to accompany a Householder Planning application which relates to the demolition of existing single storey rear/ side extension and construction of rear single storey extension, increased cill of window at first floor to rear elevation, reconstruction of chimney to match existing, increase in basement footprint and associated internal and external alterations, largely as approved under DM/24/0265, with first floor infill extension and external landscaping works.
- 1.2 This application follows approval of DM/24/0265 12th September 2024.

2. Revised Proposals

- 2.1 Several revisions have been made to the proposals as approved under DM/24/0265 which are scheduled below for ease of reference/ transparency:
- a. **First Floor Rear Extension** – A first floor infill extension has been formed to the rear, set back from the rear elevation, with gabled roof over. Careful consideration has been given to ensure the 'historic 'T' shape' is still legible in the proposals. A support specialist Heritage Report has been submitted with this application.
 - b. **Ground Floor Extension** – A window has been added behind the Kitchen sink. This is to mitigate the loss of light into the Kitchen due to omitting the rooflight over in order to form first floor infill extension. The section of wall here is also shown finished in facing brick work in lieu of timber cladding shown previously.
 - c. **External Landscaping** – Full external landscaping proposals have been included by specialist, with input from an Arboriculturist to inform this.

3. Conclusion

- 3.1 By virtue of its design and detailing, the proposed extensions and alterations demonstrate a **high standard of design**.
- 3.2 The following can be concluded:
- a) The proposals are largely as approved under reference DM/24/0265.
 - b) The first-floor infill extension has been sympathetically designed in conjunction with a Heritage Consultant to ensure the 'historic 'T' shape remains legible
 - c) The external landscaping proposals have been designed with careful consideration of Tree Constraints and updated specialist reports have been provided to demonstrate this.