

194 – Harlands Road (86), Haywards Heath RH16 1LS

Design & Access Statement

April 2025



Image 01 – 86 Harlands Road, Haywards Heath

Introduction

This statement relates to a Planning Application to extend and adapt a detached house in Haywards Heath.

The application site is not in a Conservation area and the building is not listed.

Site Context

The site is located in Haywards Heath towards the northern end of Harlands Road, relatively near the junction with Penland Road.

Number 86 Harlands Road is a detached house and one of a row of similar houses thought to have been constructed in the 1960's. The house is set back from the north-east side of the road and at a higher level. There is a driveway leading from the highway to the house at both boundaries and it has a garage attached the south-east side of the house. At the rear of the house is a relatively large garden which is typical of the majority of the houses in this part off Harlands Road.

As the property's planning history indicates, during the 1970's a front dormer was added along with an additional WC. Furthermore, it previously had an integral garage that was subsequently converted into a habitable room. A new garage was built at the south-east side of the house.

In addition to these extensions and alterations, a large conservatory was added at the rear of the house.

In this part of Harlands Road houses typically feature face brickwork, render, and tile-hanging to their external walls, with tiled pitched roofs that have both hips, gables and sprocketed eaves.

Planning History

- CU/196/75 – 'Alterations to form additional toilet and dormer window to bedroom' (approved 05.08.75);
- CU/068/79 – 'Conversion of integral garage into additional bedroom and erection of new garage' (04.05.79);
- CU/391/79 – 'Retention of existing vehicle crossing. Removal of Condition No. 5 on approval CU/68/79' (29.01.80);

Use

The application site contains a dwelling house in Planning Use Class C3 and will remain so.

Proposals

The proposals include a new two storey rear extension with part pitched/part flat roof to replace an existing single storey rear extension and a conservatory; a single storey side extension with flat roof to replace an existing non-original garage; and a new single storey front porch with pitched roof.

The new rear extension is proposed to extend 5 metres from the rear wall of the original house at both ground and first floor levels. The extension will enable creation of a new open-plan kitchen diner at ground floor level that opens out to the rear garden via large glazed bi-fold doors.

'Rear extensions which are not visible from the street and do not negatively impact on neighbouring properties can be expressed in many forms...'

(Mid Sussex Design Guide SPD p131)

The new ground floor accommodation will also utilise the space where the existing garage is located for an associated sitting area with a lantern rooflight over the space to provide natural light from above. A new study is proposed within the remaining part of the new single storey side extension that extends further forward from the front of the existing garage and also features a lantern rooflight. The new study is linked to the new rear extension via the existing internal double doors that are proposed to be retained.

Whilst the new side extension is proposed to be further forward than the existing garage, it will remain set back from the front of the house to ensure the original building remains well-defined. Furthermore, as it is replacing an existing non-original addition, and extending no further sideways, the existing gaps between the buildings will not change, thus complying with DG50 (p130).

At first floor level, two new double bedrooms with en suite shower rooms will be created, one with a Juliet balcony overlooking the rear garden. The new pitched, hipped roof will match the existing pitched roof in terms of pitch, materiality, and its sprocketed eaves to ensure the extension is a respectful response to the design of the original dwelling. The new roof ridge is lower than the original house to ensure that the proposed new addition is subservient to the original house, thus *'allowing the original building to remain the dominant element of the property'* (SPD p129). An amount of flat roof is proposed to link the new pitched, hipped roof planes together, thus creating an enlarged loft area for storage.

A new single storey porch is proposed at the front of the house. In a similar fashion to the proposed rear extension, the new porch will have a pitched roof with brickwork gable to match the original house in terms of roof pitch and materiality to ensure this new addition, prominent within the streetscene, will be a respectful addition to property. As the existing building line of the house is staggered and set back from the highway, and the new porch clearly reflects the character of the original house, it would appear to comply with DG50 (p130).

In addition to the proposed extensions, the applicants wish to install a number of solar panels to some of the roof slopes to help with the house's overall energy efficiency.

It is noted that planning permission was granted for a two storey rear extension with pitched and flat roof elements at neighbouring number 88 Harlands Road (DM/16/1782 & DM/23/0787). Furthermore, planning permission was granted at number 82 Harlands Road for additions to the roof volume with both pitched and flat elements (DM/21/1907).

Access

Existing

The site is currently accessed via two driveways leading directly from the south-eastern side of Harlands Road, one of which leads directly to the front door, and the other leads directly to the garage. External side access is available along the north-western side of the house.

Access into the house is primarily via the front door, with additional access at the rear of the ground floor plan via either the conservatory or the rear-extension.

Proposed

Access into the site will remain as existing, with access into the house primarily via the proposed porch in front of the front door. External side access will remain as existing, with secondary access into the house via new glazed doors within the proposed rear extension.

Amount

Existing GIA

- Existing site area: 717.4m²
- Existing GIA: 132.4m²

Proposed GIA

- Proposed GIA: 208.0m²
- GIA increase: 75.6m²
- Percentage increase in GIA: 57.1%

Layout

Please see the following accompanying drawings for existing and proposed internal layouts and site plan:

- *194.EX.01 - Existing Plans Section and Elevations*
- *194.PL.01 - Proposed Plans*
- *194.PL.02 - Proposed Elevations and Sections*

Scale

The scale of the proposals is not dissimilar to other nearby extensions that have been approved in recent years. Consequently, the scale of the proposed extension is not deemed to be unreasonable in the circumstances.

Appearance

Form

The proposed rear extension is informed by the massing of the original house, with matching sprocketed eaves and 55 degree hipped roof. An amount of flat roof is proposed to enable an extension of the existing loft space for increased storage.

The proposed side extension is a simple form with flat roof, i.e. a new, rebuilt and larger version of the existing garage which is in a relatively tired condition.

Materiality

The proposed rear extension will be mostly constructed with external materials and detailing to match the existing building, e.g. face brickwork external walls and tiles to match the existing roof.

The proposed side extension replacing the existing garage will also have face brickwork to match the existing house, with a parapet forming its eaves and lantern rooflights to provide natural light to internal spaces from above.

Biodiversity Net Gain

Not applicable.

Existing Site Images



Image 02 – Existing rear elevation of number 86 Harlands Road.



Image 03 – Existing rear elevation of numbers 82 and 84 Harlands Road, viewed from number 86's rear garden.



Image 04 – Existing rear elevation of number 88 Harlands Road, viewed from number 86's rear garden.



Image 05 – Existing front elevation of the non-original garage proposed to be demolished.



Image 06 – Existing front elevation of 84, 86 and 88 Harlands Road.