

2764 - DESIGN & ACCESS STATEMENT

10.12.205

Oakmead House, Broad Street, Cuckfield, RH17 5DX

Site/ Location

The application site is situated in a residential road, close to Cuckfield main street.

The existing house is a 2-storey semi-detached property with a loft conversion and detached garage.



Front view

Planning History

DM/21/2303 – Demolition of existing garage and shed. Construction of new garage, gym and WC linked to main house. Approved

Proposals

The proposal is for the replacement of the existing one storey garage and store, with a single storey extension to the rear.

Scale:

The extension is of a size and scale which is appropriate to the massing of the existing dwelling.

The extension remains single storey with a pitched roof in keeping with the architectural features of the house.

The adjacent property has a 2 storey extension which means the larger bulk of the new extension remains completely subservient.

Appearance:

The extension is to be built in brickwork and roof tiles to match the existing house. The windows and doors will also be traditional in style as per the existing house.

The neighbouring property already has a rear extension. The proposal sits 500mm further out, but with large gardens and vegetation, this does not cause any harm with regards to privacy or loss of light.

Use:

The use of the building is to remain unchanged as a residential dwelling.

Transport and Road Layout:

The existing road layout remains unchanged



Rear view