

Planning Statement

56 Gower Road

March 2026 Rev 00

1. Introduction

This planning statement has been prepared in support of an application for a single storey rear extension under Permitted Development rights at 56 Gower Road, Haywards Heath.

The proposal seeks to provide additional living accommodation through a modest rear extension designed to remain subordinate to the existing dwelling and to integrate with the character of the property.

2. Site and Surroundings

The application site comprises an existing residential dwelling located at 56 Gower Road, Haywards Heath, within an established residential area characterised by similar housing.

Many adjacent properties along Gower Road have made alterations and rear extensions similar to the proposals in this application. The proposed development is located to the rear of the property and will not affect the principal elevation or the character of the street scene.

3. Proposed Development

The proposed development includes a single storey rear extension projecting 3 metres beyond the original rear wall of the dwelling.

The extension will incorporate a mono-pitch roof with two modest pitched rooflights within the roof slope to introduce natural daylight into the extended space.

All external materials, including the wall finish, roof covering and rainwater goods, will match the existing dwelling to ensure the extension integrates appropriately with the existing building.

4. Permitted Development Compliance

The proposal has been designed to comply with the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Key compliance considerations include:

- The extension projects 3 metres beyond the original rear wall, which is within the limits permitted for a dwellinghouse.
- The development is single storey.
- The design and scale remain subordinate to the host dwelling.
- External materials will match those of the existing dwellinghouse.
- The proposal is located to the rear of the property and does not extend beyond the principal elevation.

5. Design and Amenity

The extension has been designed to minimise visual impact and remain proportionate to the existing dwelling. The mono-pitch roof helps maintain a modest overall height and reduces the perceived mass of the extension.

The two rooflights will provide natural light to the extended accommodation while avoiding any overlooking of neighbouring properties.

Given the modest depth and single storey form of the proposal, it will not result in any material loss of light, overshadowing, or overbearing impact to adjoining properties.

6. Conclusion

The proposed development represents a modest and sympathetic addition to the dwelling at 56 Gower Road, Haywards Heath. The extension complies with the relevant criteria set out under Permitted Development legislation and will integrate appropriately with the existing building through the use of matching materials and a simple roof form.

The proposal will improve the internal accommodation of the dwelling without causing harm to neighbouring amenity or the character of the surrounding area.

End