

3.2 The Site Analysis

The site comprises part of the rear garden of No. 2 Keymer Road, a detached four-bedroom dwelling with a single garage and off-street parking for up to four vehicles.

Access is taken directly from Keymer Road, a well-trafficked route with pavements on both sides and cycle lanes near the adjacent railway bridge to the west.

The site is well screened from public vantage points, with a substantial tree-lined embankment along the western boundary and a 1.8-metre-high timber fence enclosing the garden.

The topography rises from the road frontage towards the dwelling, although the garden itself, where the proposed development would be located is broadly level. The garden is spacious, south-facing, and does not contain any significant trees or ecological features. It adjoins a Public Right of Way and vehicle-accessible track to the west, which will remain unaffected by the proposed development.

A narrow, overgrown pedestrian path runs along the southern boundary, providing private access to neighbouring gardens. The surrounding built form is varied, with smaller properties to the south, residential flats to the north, and examples of larger plots hosting ancillary outbuildings to the rear.

The diversity in plot size, building scale, and design reinforces the site's ability to accommodate an additional modest dwelling without detriment to local character.



03 | The Site

3.3 Site Photos

The current page displays photographs showcasing different views of the present home and the garden where the new building is planned .

The garden is large and faces towards the south, with its western boundary leading to the path that goes into the South Downs National Park, and its southern boundary being a narrow lane behind the properties situated south of the site.



Front view of current property.



Path Leading to South Downs National Park..



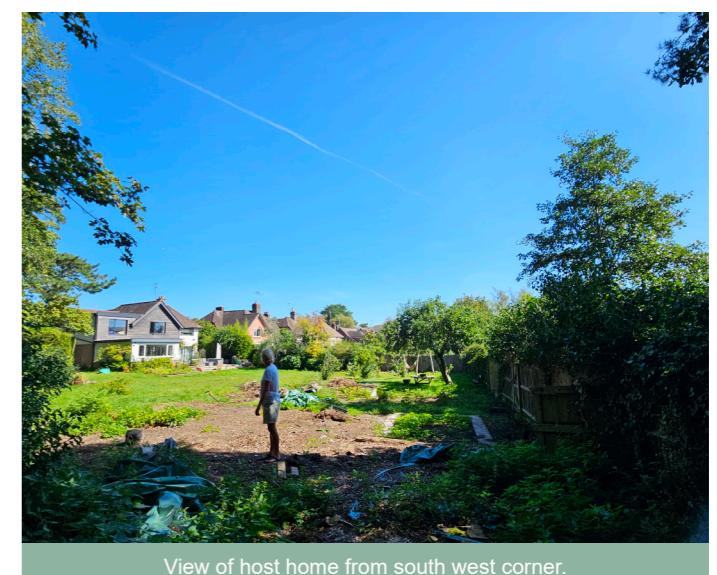
View of south east boundary from centre of host home garden.



OS Map of site



View of south west boundary corner from centre of host home garden.



View of host home from south west corner.



View of host home from south of boundary.

Planning History



4.1 Planning History

Proposed drive and hardstanding.

Ref. No: 03/00147/FUL | Status: Permission

Joining of Nos 2 and 3 Keymer Terrace into a single property: opening two doorways, one at ground floor and one at first floor level. Replacement of one front door by a traditional style sash window copied from existing 1840s windows.

Ref. No: 03/01019/CON | Status: Planning Permission is Not Required

Proposed drive and hardstanding.

Ref. No: 09/03283/FUL | Status: Permission

Amended Plans : Proposed alteration of flat, office areas and extension to rear.

Ref. No: BH/266/99/AP1 | Status: Permission

Proposed single storey residential dwelling, to the rear of 2 Keymer Road. Amended site and location plan Rev E received on 06.03.2024.

Ref. No: DM/23/3181 | Status: Permission

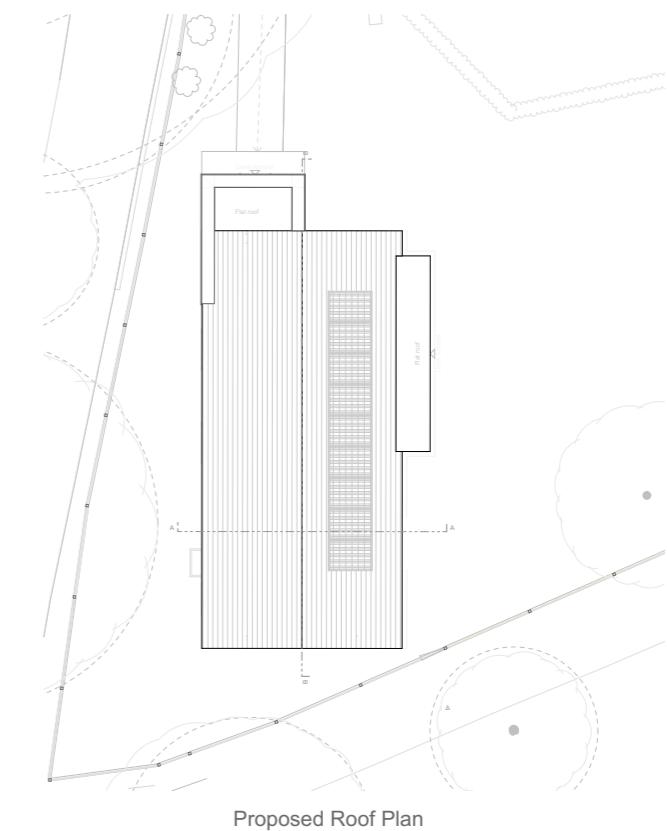


Previous Approval

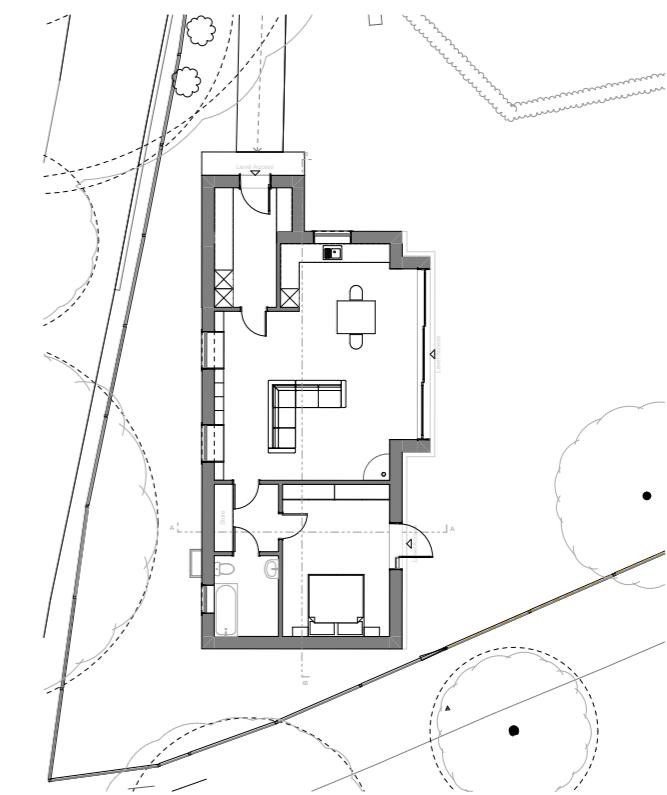
5.1 Approved Site Plan



5.2 Approved Plans

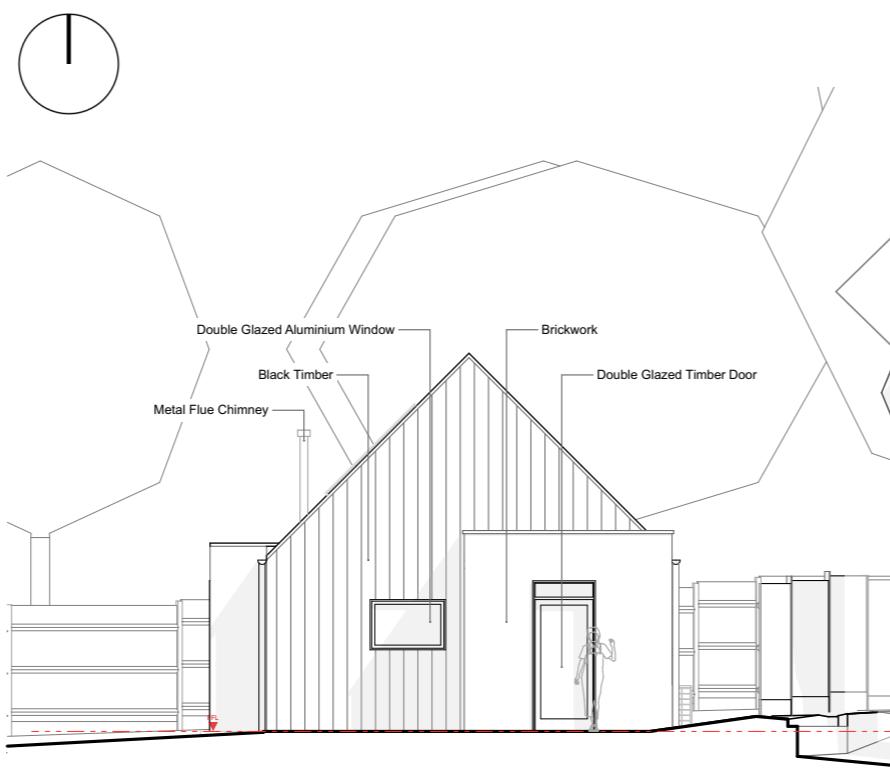


Proposed Roof Plan

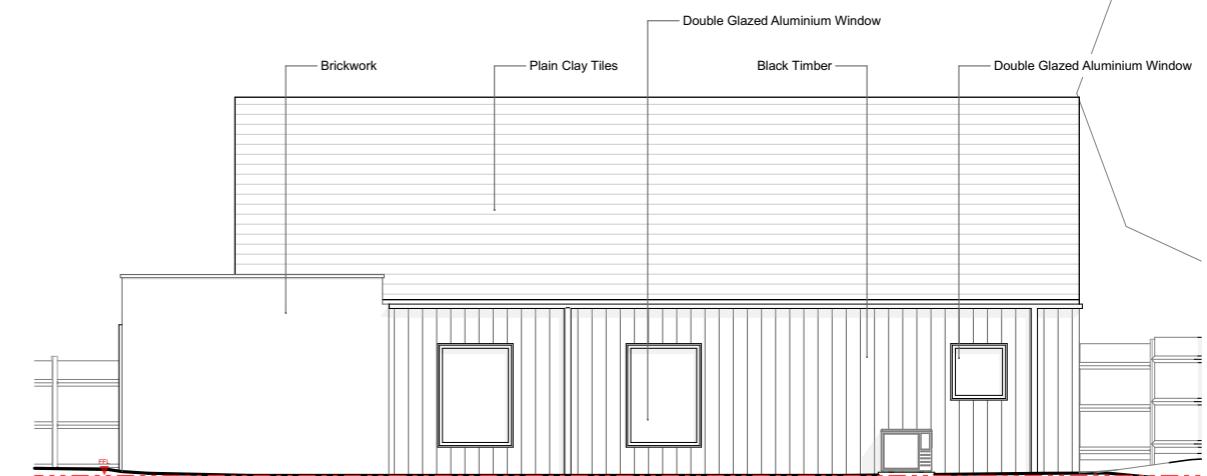


Proposed Ground Floor

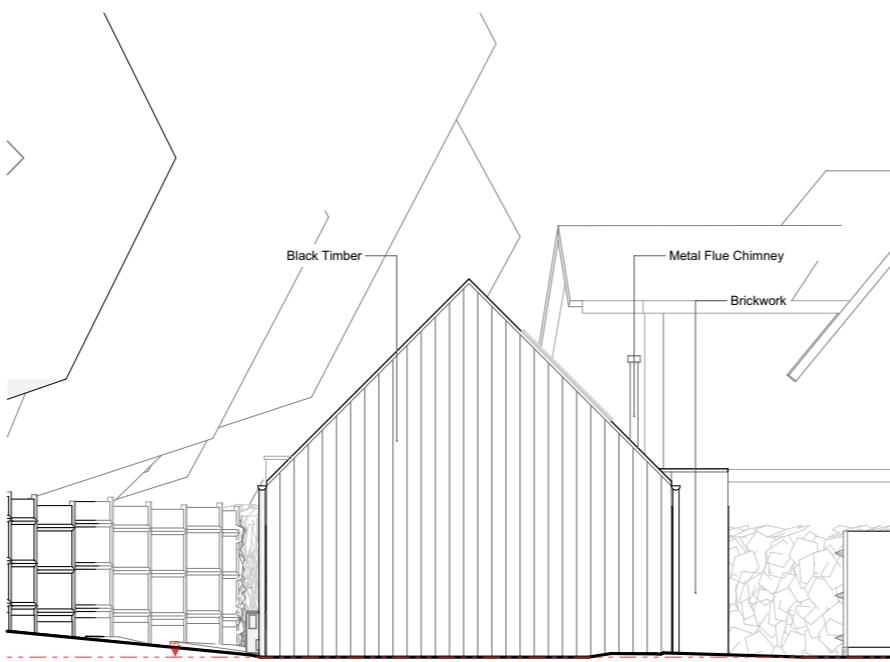
5.3 Approved Elevations



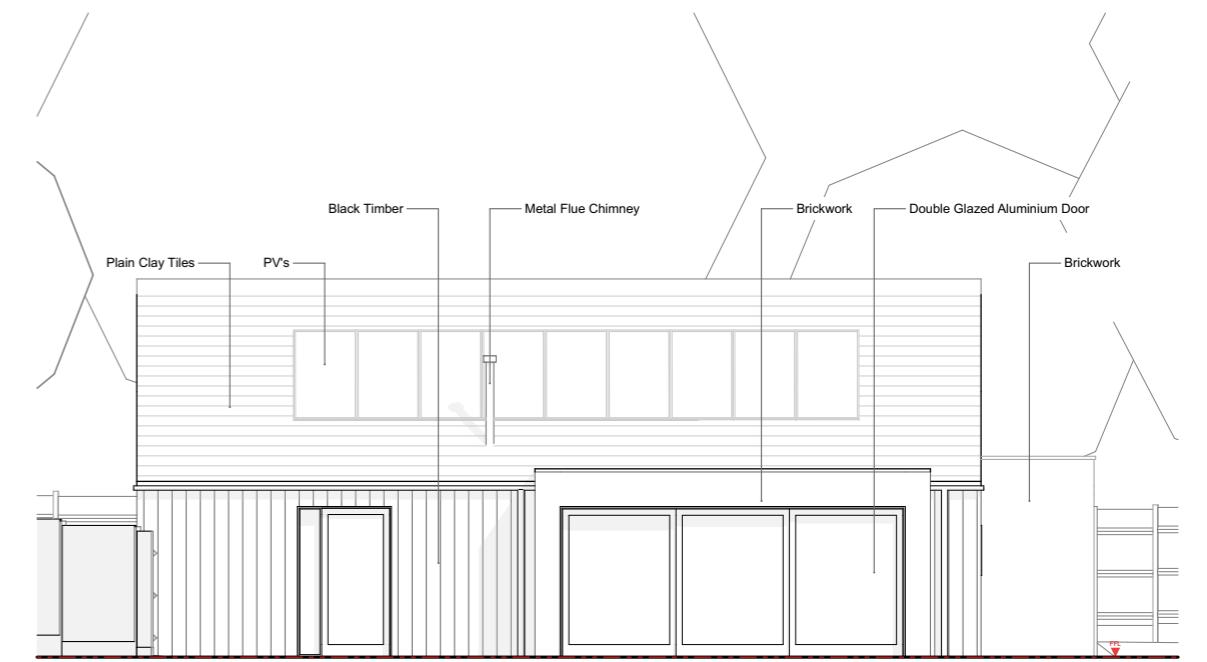
Proposed North Elevation



Proposed West Elevation

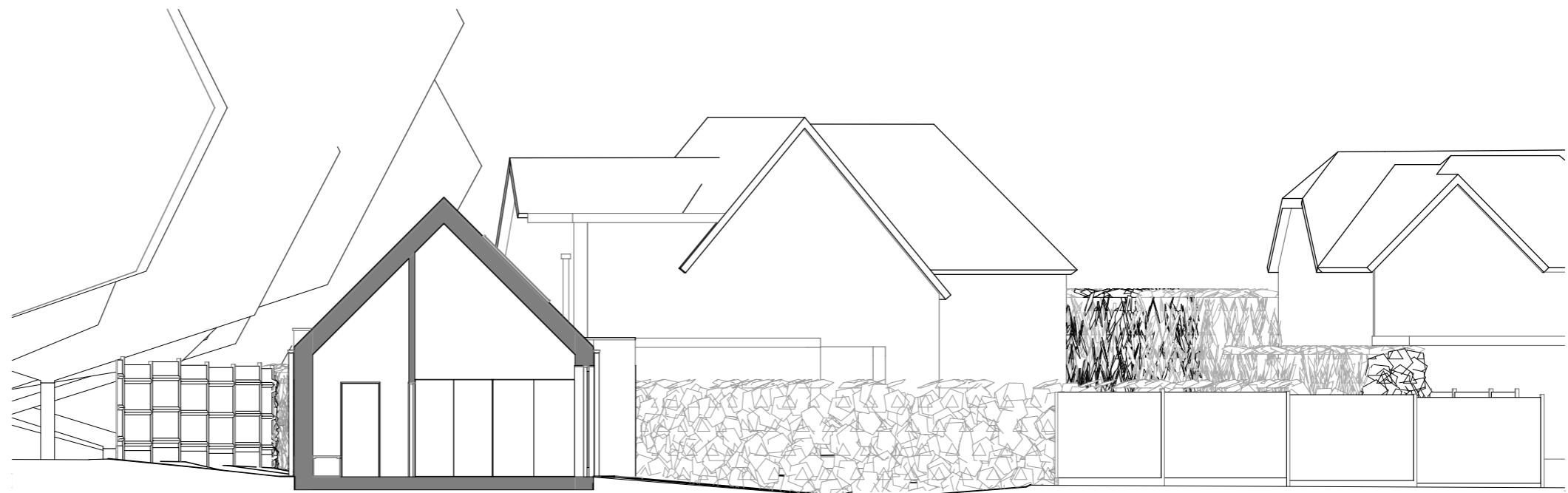


Proposed South Elevation

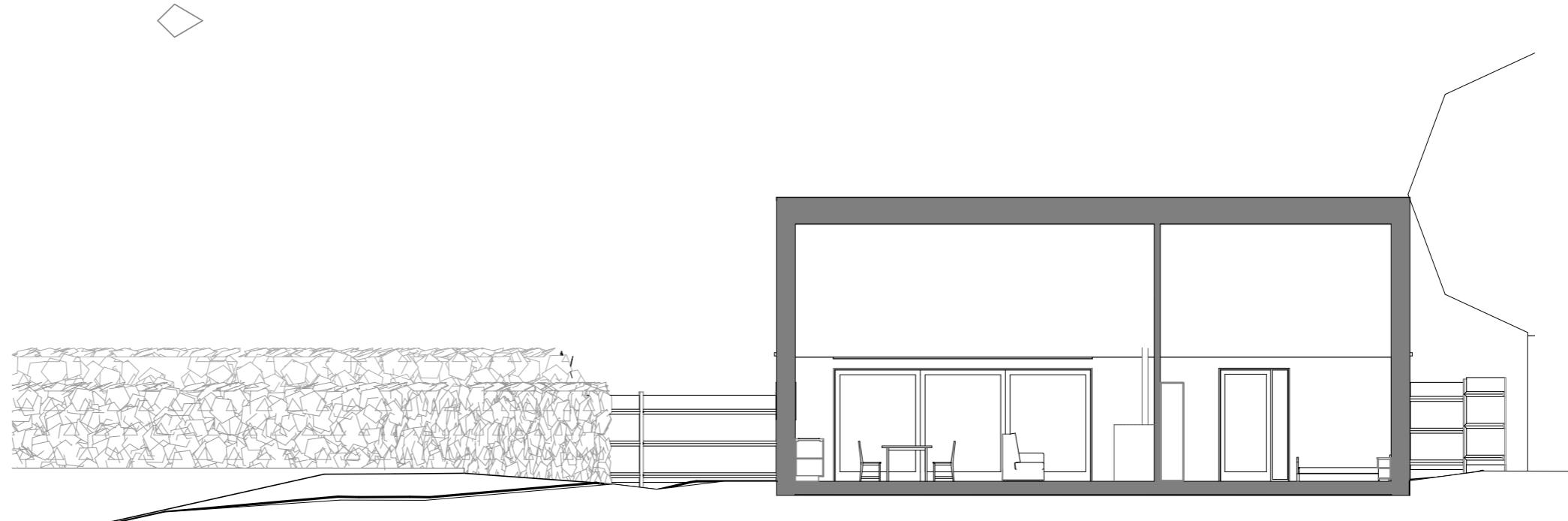


Proposed East Elevation

5.4 Approved Sections

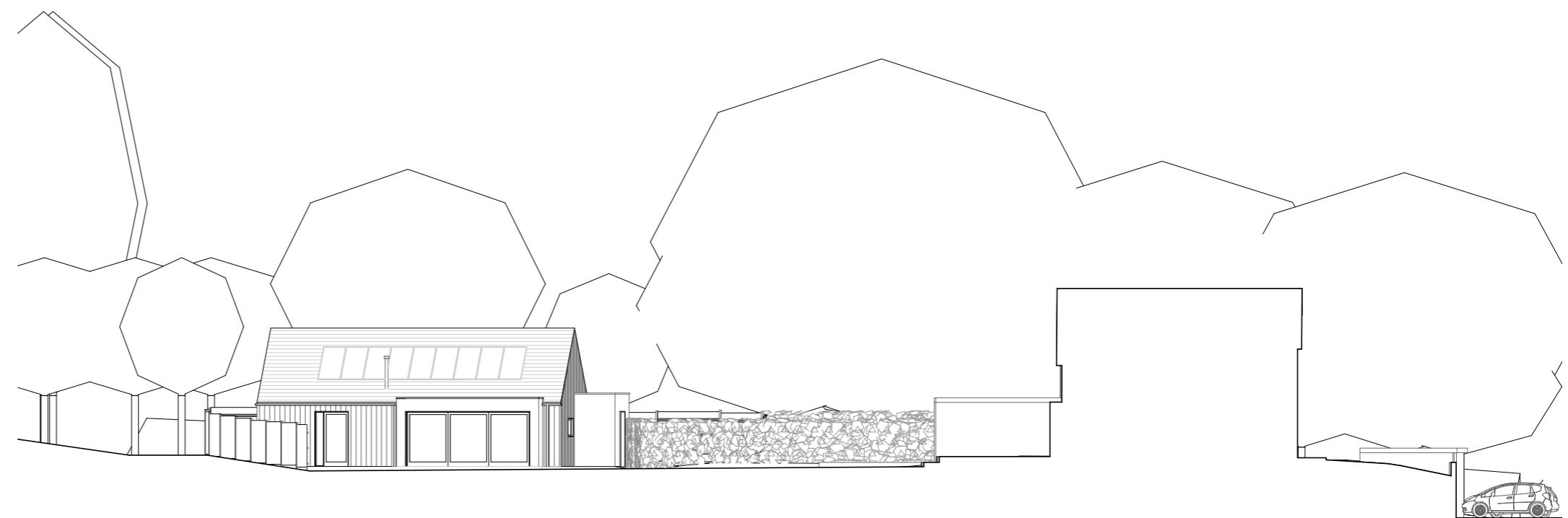


Section AA

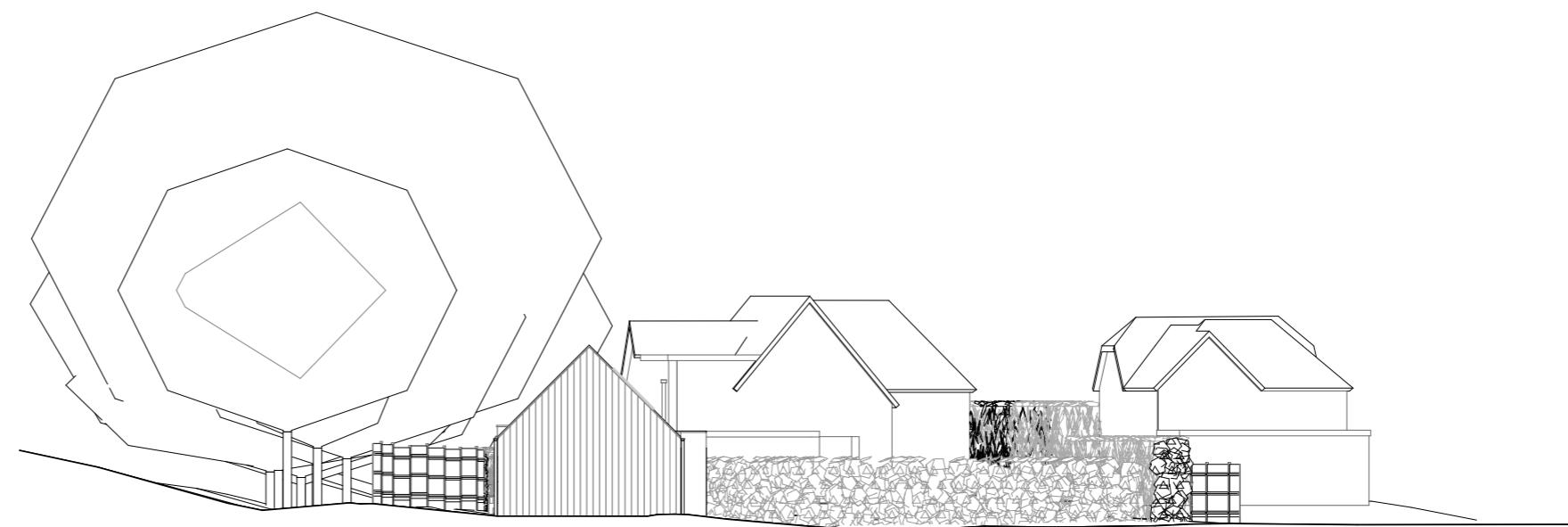


Section BB

5.5 Approved Sectional Elevations



Proposed East Elevation



Proposed South Elevation

Design Precedents

