

Design, Access and Planning Statement

Planning application for a loft conversion with rear dormers and front conservation roof lights.

18 Cuckfield Road,

Hassocks

BN6 9SA

Revision –

To be read in conjunction with Spruce Architectures Drawings.

SP-555.01 Site and Location Plan

SP-555.02 Existing Floor Plans

SP-555.03 Existing Elevations

SP-555.04 Proposed Site and Location Plan

SP-555.05 Proposed Floor Plans

SP-555.06 Proposed Elevations

Design and Access Statement

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1.0 Introduction

- 1.1 This design and access statement has been prepared to support the application for a loft conversion incorporating roof lights to the front and rear dormers to the existing detached Cuckfield Road residential dwelling.
- 1.2 This statement is to be read in conjunction with Spruce Architecture's drawings as listed on the cover.
- 1.3 This statement describes the existing site, the design and rationale for the proposed works and planning history for the site. Also contained within this statement are existing photos of the site.

2.0 The Site

- 2.1 18 Cuckfield Road is a detached house set within a generous site, primarily grassed with a private driveway.
- 2.2 The existing dwelling is a 3-bedroom detached, two storey house finished with facing brickwork with plain clay tiles to the roof.
- 2.3 The surrounding area is characterised by detached properties
- 2.4 The site lies within a conservation area. The site does not lie within an area that is identified at being at risk of flooding.
- 2.5 The neighbouring dwelling no. 16 Cuckfield Road was redesigned via application number HP/035/89 that proposed an enlargement through the erection of front and rear dormers.
- 2.6 The site lies within the development boundary in a predominantly residential area.
- 2.7 There are no tree preservation orders in place on the site.
- 2.8 Photographs of the existing site are contained within Appendix 1 of this document.

3.0 The Proposal

- 3.1 A loft conversion with two rear dormers and front conservation roof lights.
- 3.2 The loft space will incorporate two bedrooms and one bathroom.
- 3.3 The proposed space has been designed to exceed minimum space standards.
- 3.4 The site plan intentionally replicates the appropriately-scaled detached dwellings within the plots with car park spaces to the front.
- 3.5 The dormers draws its design cues from the wider vernacular material palette as well as the existing property through the use of hanging tiles and cladding to match the existing and neighbouring dormers.
- 3.6 There are no trees on site which will be impacted by the proposal.
- 3.7 No additional post and rail fences are proposed to be included.
- 3.8 The use of the application property would remain residential.
- 3.9 The layout of the existing dwelling is fundamentally improved; the clients are seeking to make better use of the existing loft space.
- 3.10 No landscaping proposals are proposed in connection.
- 3.11 Vehicular access to the property is via Cuckfield Road and will remain with no changes proposed.
- 3.12 Parking arrangements will also remain unchanged.

4.0 Planning History

4.1 The planning directory for Mid Sussex shows the following planning history for 18 Cuckfield Road.

Reference	Description	Decision	Date
HP/066/78	Provision for hardstanding for private car	Approved	11.09.1978
04/01508/FUL	Conversion of loft space and rebuild existing conservatory.	Approved	16.08.2004
DM/21/2962	(Amended plans received 08.10.2021 and 19.10.2021) Proposed single storey extension to the rear and roof conversion to existing detached property, together with new entrance gates.	Approved	15.11.2021
DM/21/4100	Proposed single storey extension to the rear& roof conversion to existing detached property. Together with new entrance gates.	Approved	21.01.2022

4.2 The Mid Sussex planning database show the following relevant planning history for surrounding properties.

Reference	Address	Description	Decision	Date
DM/18/3553	40 Cuckfield Road Hurstpierpoint BN6 9SA	Proposed loft conversion to habitable space with four openable rooflights.	Approved	02.10.2018
HP/035/89	16 Cuckfield Road Hurstpierpoint Hassocks West Sussex BN6 9SA	PROPOSED BEDROOM AND BATHROOM IN ROOF SPACE.	Approved	08.05.1989

5.0 National Planning Policy Framework (NPPF)

- 5.1 The revised NPPF is focused achieving sustainable development. The NPPF clarifies that ***“at a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs”*** (taken from Resolution 42/187 of the United Nations).

Paragraph 8 of the framework sets out that in planning terms in order to achieve sustainable development there are ***“three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives)”***. These objectives are economic, social and environmental, which ***“should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area”*** (paragraph 9).

- 5.2 Section 4, Paragraph 38 of the Framework states that ***“Local planning authorities should approach decisions on proposed development in a positive and creative way”*** and should work ***“proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area”*** and that decision makers in planning departments ***“at every level should seek to approve applications for sustainable development where possible”***
- 5.3 Section 11 is entitled ‘Making effective use of land’. Paragraph 119 confirms that ***“Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions”***

Paragraph 124;

- (d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure); and*

e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well- designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers. They should also allow mansard roof extensions on suitable properties where their external appearance harmonises with the original building, including extensions to terraces where one or more of the terraced houses already has a mansard. Where there was a tradition of mansard construction locally at the time of the building's construction, the extension should emulate it with respect to external appearance. A condition of simultaneous development should not be imposed on an application for multiple mansard extensions unless there is an exceptional justification.

5.4 130. Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

f) create places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The proposal has been carefully designed to complement the character of the surrounding area using material and forms commonly found in the local area. The proposal is designed to respond to the existing site and vernacular materials.

5.5 Paragraph 127 (b) *"states make more effective use of sites that provide community services such as schools and hospitals, provided this maintains or improves the quality of service provision and access to open space."*
and furthermore;

153. Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures.

Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.

5.6 **174. Planning policies and decisions should contribute to and enhance the natural and local environment by:**

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

5.7 Section 9 discusses sustainable transport, including the need to support opportunities, and give priority to walking, cycling and public transport, in addition to creating places that are safe, accessible, address the needs of people with disabilities, and are designed to enable charging of plug-in and other ultra-low emission vehicles.

Paragraph 105 of the Framework confirms that ***“Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.”***

Paragraph 122 states that ***“decisions need to reflect changes in the demand for land... applications for alternative uses on the land should be supported, where the proposed use would contribute to meeting an unmet need for development in the area.”***

Paragraph 124 discusses the need to achieve appropriate densities. ***“Account needs to be given to the identified need for different types of housing and the availability of land suitable for accommodating it, local market conditions, sustainability, existing character and setting”*** and ***“the importance of securing well-designed, attractive and healthy places.”***

5.8 Section 12 refers to achieving well-designed places. Paragraph 126 states “The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development...”

Paragraph 130 sets out that *“decisions should ensure that developments:*

- a. will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b. are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c. are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d. establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e. optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f. create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”*

5.9 Paragraph 131 notes that *“trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highway officers and tree officers to ensure that the right trees are planted in the right places and solutions are found that are compatible with highways standards and the needs of different users”.*

6.0 Mid Sussex local plan

6.1 The Mid Sussex Core Strategy Local Plan sets out the Council's spatial vision for Mid Sussex up to 2031 and the primary land-use policies to deliver it. It is the key strategic Local Plan upon which other development plan documents will be based. The Core Strategy is in line with the National Planning Policy Framework (to 2027), consistent with the South East Plan (Regional Strategy) to 2026 and the Council's Community Strategy to 2020.

6.2 Policy DP26 entitled Character and Design states;

'All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development: Delivering housing through infill development on underused land;'

- (1) Creates a sense of place while addressing the character and scale of the surrounding buildings and landscape***
- (2) Is of high quality design and layout and includes appropriate landscaping and greenspace***
- (3) Protects open spaces, trees and gardens that contribute to the character of the area; Providing additional allotments through improvements and extensions;***
- (4) Does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution***
- (5) Positively addresses sustainability considerations in the layout and the building design;***

7.0 Summary

- 7.1 In summary, the proposal is to provide additional bedrooms utilising the loft in the form of rear dormers as well as conservation roof lights to the front.
- 7.2 The design of the extensions are sympathetic to the existing dwelling and surround properties in both appearance and form.
- 7.3 The proposal as evidenced above meets a number of local and national planning policies and strategies.

Appendix

Existing photographs of the site



Photograph showing the rear of the application site and dormer of neighbouring property (no.16).



Photograph showing the existing front elevation along with neighbouring properties.