

Design & Access Statement

18th December 2024

Application Site: 83 Cuckfield Road, Hurstpierpoint, Hassocks BN6 9RR
Planning Portal Ref: PP-13646702

The following design and access statement supports the householder planning application for works and extension to a dwelling. The application site is No. 83 Cuckfield Road, Hurstpierpoint, Hassocks BN6 9RR. The applicant is seeking to undertake changes to their home to improve the quality of the existing ground floor level and second floor level accommodation and enhance the access and outlook to the rear garden of their family home.

Context

No. 83 Cuckfield Road is a three-storey property, dated 1930 (approximately) of traditional appearance and situated on a wide and long rectangular plot. The property is constructed in masonry with a painted render finish to all external walls at each floor level, except for the ground floor level front elevation. The roof finishes across the property are tiled, except for the ground floor rear extension which is finished in felt. The existing property has been developed historically, with the addition of both a side dormer, rear dormer, and rear extensions at ground floor level.

- The application site is within Mid Sussex District Council
- The application site is not within a designated Conservation Area
- The application site is not listed, locally or nationally
- The application site is location in Flood Zone 01

The immediate context comprises residential homes of mixed tenure, generally set back from the roadway with a compact front garden and off-street parking. The street scene is characterised by detached and semi-detached dwellings of a similar traditional style, and many have been extended to the side, and / or rear, including additions which are close to neighbouring boundaries and roof levels.

Proposed Works

The application works comprise:

- demolition of the existing rear single storey extensions;
- development of a single storey rear and side extension at ground floor level;
- installation of skylights to the ground floor extensions;
- demolition of the existing rear and side dormer extensions at roof level;
- development of a hip to end gable roof extension;
- development of a replacement rear dormer extension to the rear roof slope;
- and the installation of two operable skylights to the front elevation roof slope.

Access

The primary access to the property remains unchanged.

Ground Floor Level

The demolition of the existing rear extension[s], and the development of a new single storey rear and side extension to the property, will improve applicant's direct access and outlook over the rear garden space, as well as provide an open-plan layout for an appropriately sized kitchen, living and dining space. The proposed rear extension will not extend any further towards the rear garden than the existing rear extension, while ensuring no adverse impact on the neighbouring private amenity is created. The single storey rear extension will provide two fixed skylights at roof level, which will improve natural daylighting to the proposed open plan layout. The rear extension will provide a large format metal framed, double glazed, door set and casement window set to the rear elevation. The proposed side extension will provide secondary access via the existing side passageway, and serve a separate WC and utility space, which is appropriate for a family home of this scale. The proposed side passageway door opening will be partially glazed and obscured in finish to prevent any impact on the neighbouring private amenity. The proposed external walls to the single storey extension will be finished in brickwork to match the front elevation brickwork of the main dwelling. The use of the matching brickwork, brick bond, mortar and pointing will ensure the side extension appears subservient to the main property by virtue of its set back position from the principal elevation and the complimentary brickwork finish used. Due to the descending position of the rear garden from the internal floor level, a raised patio is proposed adjacent to the extension, to ensure a flush threshold can be achieved and improved access to the rear garden from the primary living spaces. Neighbouring properties in the vicinity have also adopted similar installations to improve access by these means.

First Floor Level

There are no proposed works to the front, rear or side elevation of the existing property.

Second Floor Level

The demolition of the existing rear and side elevation dormer structures, and the proposed hip to end gable extension, will facilitate a new staircase arrangement and improve the quality of habitable accommodation at second floor level. The proposed change to the roof formation will be constructed by extending the first floor level side elevation, while ensuring there is a clean alignment and finish to match the existing painted render condition. The development of the hip to end gable extension is in keeping within precedent set by No. 85 and No. 89 Cuckfield Road respectively. The roof tiles to the new front and rear roof slope will match the existing condition. There is no proposed change to the ridge height of the main property, and therefore the development will maintain a relationship in height with the attached No. 85 Cuckfield Road. The applicant seeks permission for the installation of two flush fitted and operable skylight to the front roof slope, serving a bedroom and landing space at this floor level. The development of the full width rear dormer extension will provide additional accommodation with an improved floor to ceiling height, as well as a more robust thermal envelope. The proposed rear dormer will provide two rear elevation window openings, while the dormer will be finished in a external vertical tile cladding to match the existing roof finish. The roof finish of the proposed rear dormer will be a GRP waterproof membrane, with a perimeter PPC metal coping. The height of the proposed dormer extension will be lesser than the height of the original main house ridge line and will be set back from the new gable verge by 250mm (0.25m) and eaves line by 500mm (0.5m) respectively.

Planning History & Local Precedent

The proposed works are similar in scale and proportion to previous and historic planning consents granted along Cuckfield Road and the surrounding area. There is no recorded planning history for the application property/site available on the local authority website, however we appreciate historic records may have been redacted from online access due to the extent of time that may have passed since previous development on the application site took place.

The following planning history documents recent granted applications of a similar nature to the proposed works submitted application within this householder application;

- Ref: DM/18/2800 – granted permission – for the development of two storey side extension, at No. 53 Cuckfield Road [dated 2018]
- Ref: DM/18/0957 – permitted development granted – for the development of a loft conversion and hip-to-gable extension and full width rear dormer, at No. 69 Cuckfield Road [dated 2018]
- Ref: DM/19/0680 – granted permission – for the development of a side and rear extension, replacing the garage structure with a garden room, at No. 51 Cuckfield Road [dated 2019]
- Ref: 11/01067/FUL – granted permission – for the development of a double storey rear extension and single storey side extension, at No. 59 Cuckfield Road [dated 2011]

Summary

Overall, the proposed works to the application site will provide the homeowner with the required level of practical comfort to enjoy family life and improve the property's connection to the rear garden. The opportunity to fully refurbish the property will also allow for services, fixtures, and fittings to be brought up to modern standards, alongside providing a more thermally robust home.

We trust the proposed development will be viewed favourably and look forward to your assessment of the application in due course.

Yours sincerely,

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