

A Lawful Development Certificate Application for the erection of a new dormer at second floor.
Works to include associated internal and external alterations.

25 Benchfield Close, East Grinstead, RH19 3NZ

Planning, Design & Access Statement

Introduction

This planning and access statement supports an application for a dormer at second floor of the property at 25 Benchfield Close, East Grinstead. The application also includes internal layout alterations to allow new stair access to the loft. The property is a mid-terrace three-bedroom family home located in a predominantly residential area within the urban boundary of East Grinstead.

Site Analysis

The site is located in Benchfield Close, East Grinstead with the immediate surroundings being predominantly residential. The existing house is built in brick and has white uPVC windows; the roof is tiled with Redland 49 concrete tiles. The site does not fall within a designated National Landscape area.

Front Elevation



Front View taken from Rightmove.

No.25 is a mid-terrace property which is separated from the road by a pedestrian path, planting at the front of the house, and a driveway.



Rear elevation. Image taken from Rightmove.

Design

The proposed rear dormer at second floor seeks to respect the mass and scale of the existing building. The intention is to create a dormer at the rear which will expand the existing loft to have a more useable floor area, which is currently limited due to the low ceiling level. The house doesn't currently meet the needs of a modern family so the new dormer will provide a new bedroom space with an ensuite for the occupants. To provide access to the new bedroom in the loft, new stairs would be installed between first floor and the loft and the existing stairs between ground and first floor would be altered accordingly to accommodate this. Two new rooflights are proposed on the front elevation to improve ventilation and light quality in the loft.

The overall height is not excessive and has been designed to not exceed the existing ridge of the main roof. The dormer is in accordance with permitted development guidance and is separated from the first-floor wall by the roof eaves. The materials will match the existing to stay in keeping with the house and existing alterations.

Disabled Access

The house is an existing building, the ground floor of which is raised from adjacent ground levels at the front and rear. Alterations to provide wheelchair access are possible but do not form part of this application.

Environmental Aspects

The siting and orientation of the new dormer is largely determined by the existing building and its layout, but this has also been undertaken with respect for the existing building, its context, and its neighbours. Nonetheless, wherever possible the design seeks to utilise passive solar gain. Being of new construction, the additions will be designed with increased insulation and airtightness which will reduce potential heat loss during the cooler months.

Landscaping

Existing landscaping will remain unaltered.

Transport Links

The house is located in East Grinstead and is served by excellent mainline rail and bus services. The proposed plan indicates the current off-road car parking arrangements will remain unaltered.

Planning Policies

National Planning Policy Framework	sections 1.2, 1.17, 4.S3.1, 14.DP4, 12.
Permitted Development	Class B
rights for householders: technical guidance	

The proposed works seek to improve the existing house and provide a well-designed, high-quality home which will enable the applicant to remain in a sustainable building that is shaped and adapted to suit their needs. Good design is a key aspect of sustainable development. The proposals will form a better home in which to live, work, and engage with the local community. The proposals are functional, visually cohesive with the original style, and sympathetic to the surrounding context. The arrangement of streets, public spaces, and palette of materials are unaffected by the proposals and therefore comply with paragraphs 8, 11, 15, 16, 124, and 127 of the National Planning Policy Framework.

The design, size and scale of the proposed works are in keeping with the existing house and street scene. The proposed dormer is approximately 35 cubic metres which is below the limit of 40 cubic metres, outlined in the Permitted Development guidance (Class B1-d-i). The rear dormer will not be visible from the street at the front and will not significantly alter the aspect of the house presented to the public. The distance between the dormer and the eaves will also be no less than 20cm, in accordance with Permitted Development guidance. The materials for the dormer are sympathetic with the existing house to further limit the impact of the alteration. In reference to amenities, the proposals do not cause harm to the amenities of the existing nearby dwellings by negatively impacting upon their privacy, daylight/sunlight, outlook, or light pollution.

The layout of the proposed development respects the constraints and character of the site and existing house, and does not harm adjoining amenity, or impact upon the landscape features. The dormer is clearly subordinate to the existing dwelling and does not conflict visually or physically. The proposed works comply with the Permitted Development guidance document regarding roof alterations.

Summary

The proposals have been generated by an ongoing analysis of the site and its environment, explored through sketches of the proposed development. The proposal seeks to address the requirements of the applicant whilst providing a sensitive, contemporary proposal which improves and enhances the quality of the existing building, its environs, and its occupants.

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