

PROJECT NO: 2025/04
PROJECT: Proposed Residential Development
LOCATION: Land to the rear of Keepers,
Valebridge Road, Burgess Hill

DESIGN & ACCESS STATEMENT

INTRODUCTION

This statement accompanies a full planning application for a new house on the land to the rear of Keepers, Valebridge Road, Burgess Hill. The site is to be accessed directly off Valebridge Road via a new access driveway constructed between the properties known as Keepers and Chideok.



Location Plan showing relationship to Keepers and Chideok

SITE AND SURROUNDINGS

The application site is part of the large rear garden of Keepers, the property which lies directly to the north of Chideok.

The site itself is currently mostly grass with mature trees on eastern boundary of the site and lies on the eastern side of Valebridge Road.

The entire site including the area proposed for the new dwelling, associated gardens and the new access road amounts to some 0.0959 of a hectare.

The site area designated for the additional dwelling amounts to 0.0518 hectares.

The District Boundary of Mid Sussex District Council and Lewes District Council runs across this site from north to south. This proposal for new dwelling lies to the east of the plot and therefore the scheme site area is within the Lewes DC district.

The area around the application site is predominantly residential in character. The new dwelling has been purposefully sited to maintain suitable amenity space for the building for future occupiers. There will be no detrimental effect on any neighbouring properties by siting the dwellings in this position.

Immediately to the east and south of Chideok is a substantial new housing development (DM/16/5511). This development, approved for 55 dwellings is on higher ground levels than this application site and are a mix of styles and designs.

A further approval under DM/18/4132 was approved in October last year approximately 100m to the north of Chideok at Pump House, for a further 25 dwellings.

The property known as Chideok has been approved to be replaced with new two-storey dwelling under LW/19/0728 by Lewes District Council. Mid Sussex District Council ref: DM/19/3910 also refers to this approval.

The land immediately to the south of the application site benefits from planning approvals under Outline Application no. LW/21/0020 and Reserved Matters application no: LW/24/0428 which were accessed directly off Mill Rose Way.

PROPOSALS

The submitted proposals are for a new dwelling with attached garage and are for the daughter of the owners of the property known as Keepers.

The designs combine the character of the surrounding area and nearby buildings, the requirements of the client and planning considerations including those that require attention to compliance with amenity space and living space standards.

The site is not within any statutorily designated conservation area and is in a sustainable location with all local facilities within easy reach by public transport, cycling or walking.

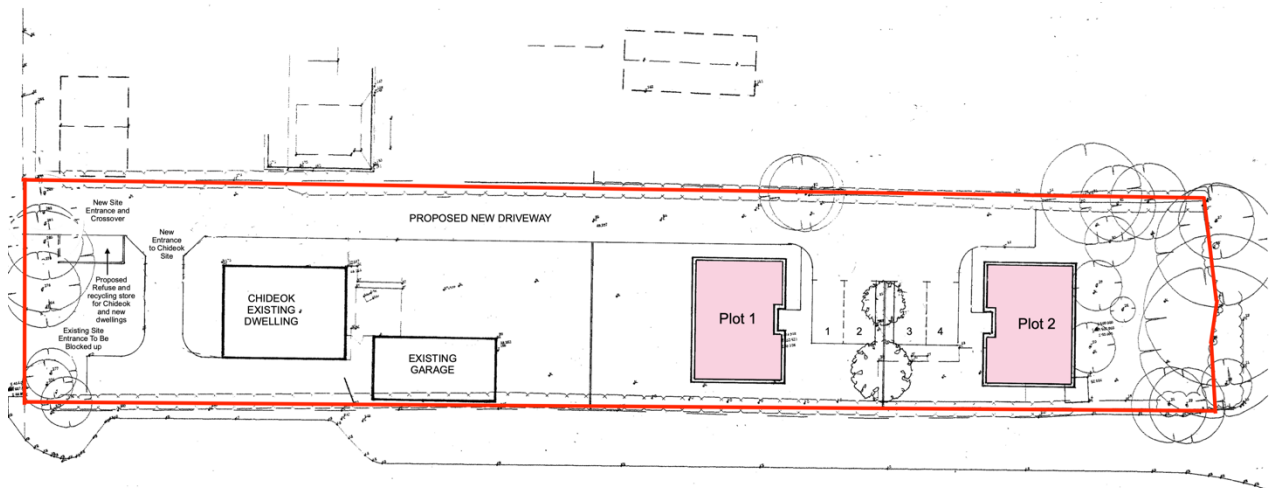
This lack of designation has informed the submitted designs of the new dwellings and provides ecologically sound buildings.

The neighbouring dwellings on Valebridge Road are mixed in scale and design many with additions and extensions.

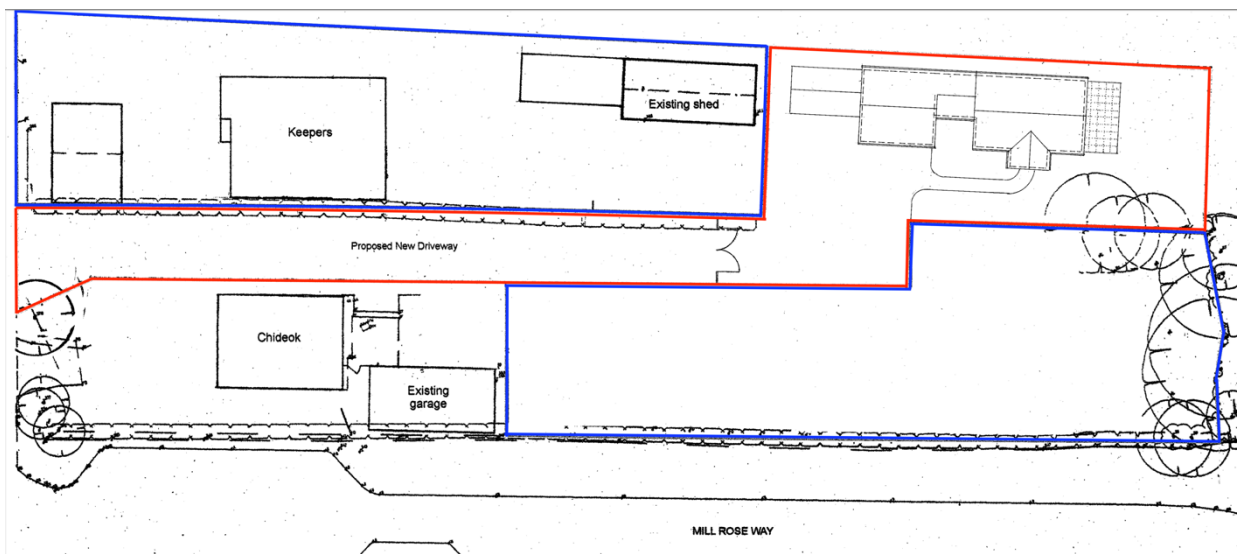
LAYOUT & DESIGN

The proposed layout has been developed following advice from, James Smith, the case officer for the approved reserved matters application on the adjoining site.

As the principle of utilising a new access driveway directly off Valebridge Road to serve the approved development to the rear of Chideok was the subject of favourable informal discussions with the case officer, the layout for this development also seeks to utilise the same driveway to access the application site.



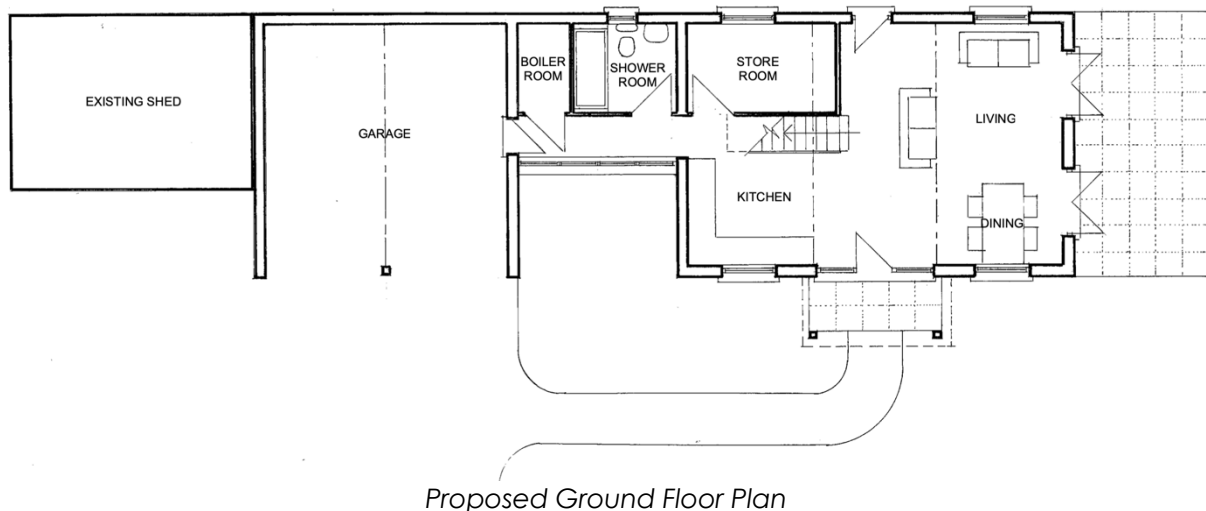
Proposed Site Plan for adjoining site from pre-app discussion with James Smith



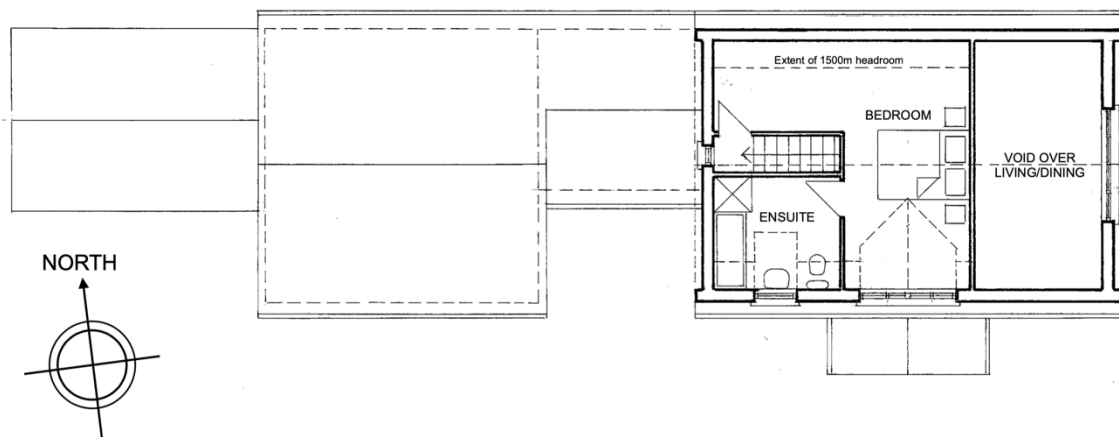
Proposed Site Plan

The new dwelling has been positioned to run in an east/west orientation to follow the orientation of the existing buildings on the site and to enable the new dwelling to address the entrance and to provide the required parking to be immediately adjacent to the dwellings with ample turning area.

The layout of the new dwelling proposes family living accommodation on the ground floor with bedrooms on the first floor. The new dwelling has a total floor area of 130.4 sqm. and exceeds the requirements of the Nationally Described Space Standards.



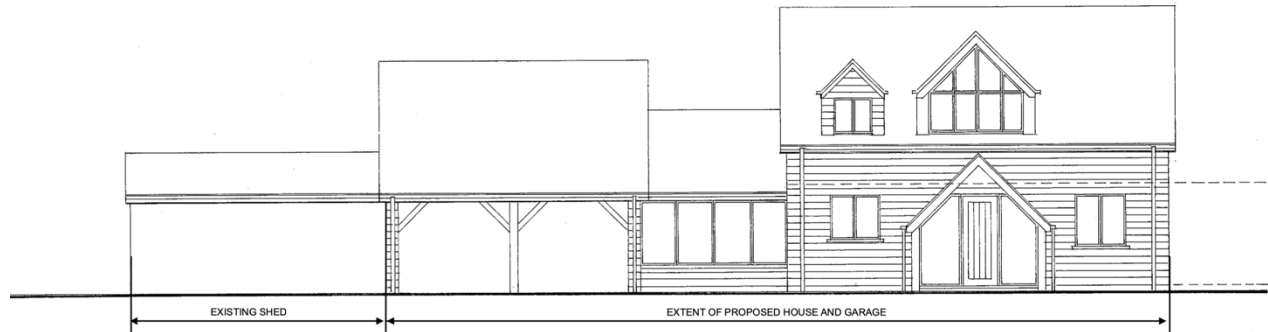
Proposed Ground Floor Plan



Proposed First Floor Plan

The dwellings is provided with an oak framed garage with space in front for additional car parking.

The proposed buildings have been designed to utilise traditional materials which are commonly found in the area so that they blend with the existing context.



South Elevation of Proposed Building

The proposed materials for the new house and garage are as follows:

Roof:	Sandtoft Humber plain clay tiles or equivalent		
External Walls:	Timber cladding painted black with brick plinth		
Dormers:	Timber cladding painted black		
Doors & Windows:	Upvc	Colour:	White
Rainwater Goods:	Upvc	Colour:	White

SUSTAINABILITY

The site is located in a sustainable location in close proximity to local facilities and transport links.

The proposed building will be built to comply with the latest requirements of the Building Regulations utilising a 'Fabric First' approach which will incorporate high levels of thermal insulation, air source heat pumps, water butts, low flow sanitary fittings, low energy light fittings and 'A' rated white goods.

SCALE & LANDSCAPING

The proposed buildings will be a 1.5 storey high 'chalet' bungalow which reflects the scale of the surrounding context.

The proposed landscaping seeks to create a domestic garden for the property that retains the existing boundary features of the site. The site boundaries along the new boundary to the west will be planted with indigenous hedge planting while hedge planting to the northern boundary reinforced with indigenous hedge planting.

Existing trees and hedging on the site will not be detrimentally affected by the proposal and there are no trees worthy of retention that will be affected by the proposals.

The entrance courtyards, driveways and hardstanding areas for parking will be finished with permeable block paving.

ECOLOGY

There are no water features on or near the site so the land would not support protected reptiles.

The proposals do not require the removal of buildings which could provide roosts for bats or barn owls and there are no dead trees on the site which could support roosting bats.

There are no TPO trees on the site and the hedgerows will be maintained and enhanced which will provide biodiversity corridors for wildlife.

In this regard the proposal would not affect any endangered species.

ACCESS

The proposed welling will utilise a new access off Valebridge Road, which will be created prior to commencement of buildings works.

Whilst construction is being carried out it is proposed to direct works traffic through this access and provide vehicle parking on site. Vehicles will be able to turn and exit onto Valebridge Road in forward gear.

The new access will be constructed to the specification of the Highway Authority.

Car parking spaces in compliance with ESCC Highways requirements are provided for each of the new dwellings together with secure cycle storage in garages or lockable garden sheds located in an easily accessible location in the rear gardens.

CONCLUSION

This application which proposes the construction of a new dwelling with attached garage, follows the principle that was established by the outline planning approval LW/21/0020 on the adjoining site and complies with the Council's adopted policies.

The new dwelling would have no impact on the local scene and would provide sustainable, ecologically sound accommodation for local families, near to all facilities including schools which are within walking distance or on a regular and established bus route.

The layout has been carefully considered to ensure there will be no disruption to the existing trees and hedgerows. While the dwellings themselves have been designed to ensure that there will be no overlooking of the neighbouring properties.

The proposal would have no impact on the surrounding area, being within an established and sustainable housing area with local walks and green spaces.