



73 BLUNTS WOOD ROAD, HAYWARDS HEATH, RH16 1ND

PLANNING STATEMENT

Context

The property is a detached house set back from Blunts Wood Road, accessed via a shared drive with one other dwelling. It is not located within a conservation area or National Landscape.

The existing four-bedroom house dates from the mid-20th century (c.1960s/70s) and presents a traditional vernacular character, with clay tile pitched roof and brick walls. Surrounding properties of similar style have been adapted and extended over time (e.g. Ref: 13/04122/FUL – 69 Blunts Wood Road, two-storey side extension).

Minor alterations have been made to the house since construction: a utility room extension in the late 1980s and partial garage conversion to habitable space (permission granted 1974).

Proposal

The proposals seek to sensitively extend and adapt the property to meet modern family needs while respecting its character and setting. Works include:

- **Garage Extension (Single Storey):** Enlarged to provide a practical double garage and additional home gym/study space.
- **Driveway Widening:** Improved access and provision of additional off-road parking.
- **First Floor Extension:** Removal of the existing poorly insulated dormer and modest extension above the garage to create an enhanced master bedroom suite. Window placement has been carefully considered to avoid overlooking and minimise neighbour impact.

- **Kitchen/Dining Reconfiguration:** Opening up the former utility room (now partly a Snug) into the kitchen/dining area to form a family-oriented living space. New patio doors and rooflights will increase natural daylight.
- **Entrance Improvements:** Simplification of stepped access with new landscaping to the porch frontage. The porch will be modestly extended to improve accessibility.
- **Materials:** All external finishes will be in keeping with the existing building, chosen to match and respect the original character.
- **Landscape Adjustments:** Removal of hedge (G2) and shrub (T4), with a gap retained to mitigate potential impact on neighbouring tree (T3).

Design & Impact

- **Character:** The proposals are modest, proportionate, and sympathetic to the existing vernacular style.
- **Neighbouring Amenity:** Careful window placement and scale ensure minimal impact on privacy and outlook.
- **Accessibility:** Entrance improvements enhance inclusivity and ease of access.
- **Precedent:** Similar extensions have been approved locally, demonstrating compatibility with the area's evolving character.



Proposed

Summary

- The proposed development represents a carefully considered response to both the character of the property and the future needs of its occupants. It has been designed to respect the appearance of the surrounding area.
- The extension will remain subservient to the original house, with height and massing sensitively balanced to avoid any adverse impact on neighbour amenity or privacy.
- Materials—including brick walls, plain clay roof tiles, and tile hanging—have been selected to harmonise with the existing vernacular style.
- Landscape and driveway improvements will enhance accessibility and reduce reliance on on-street parking, contributing positively to the setting.

We trust that this proposal, which combines thoughtful design with practical improvements, will be considered favourably.