

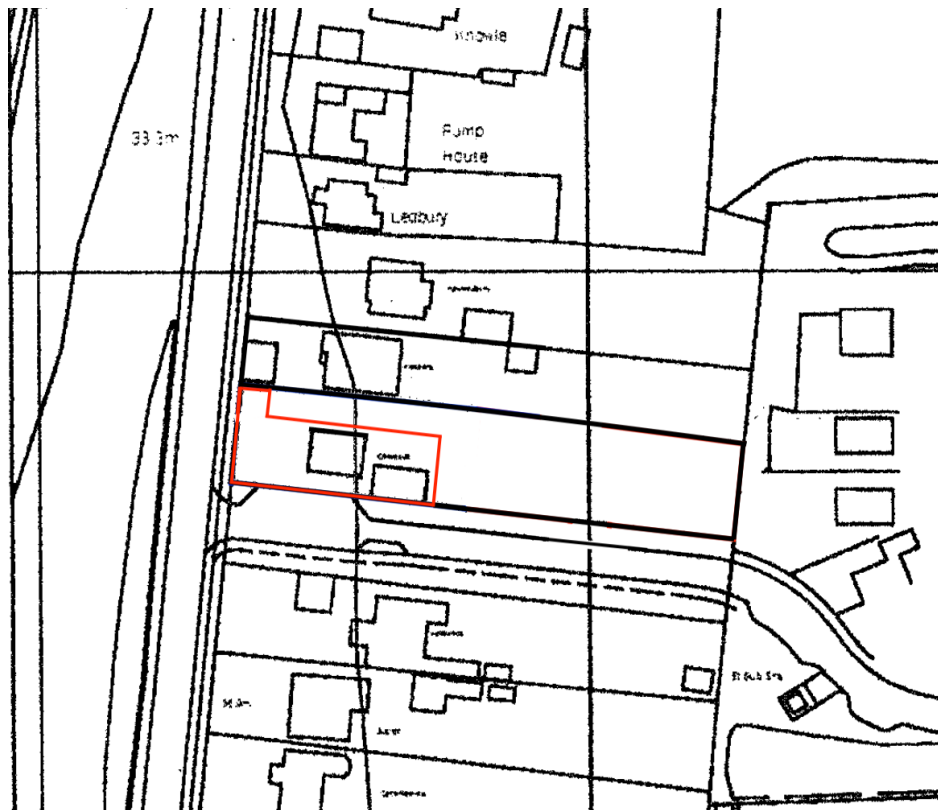
PROJECT NO: 2025/08
PROJECT: Proposed Alterations & extensions
LOCATION: Chideok, Valebridge Road, Burgess Hill

DESIGN & ACCESS STATEMENT

INTRODUCTION

This statement accompanies a householder planning application for alterations and extensions to the existing dwelling known as Chideok, Valebridge Road, Burgess Hill and follows a previous planning approval (Application No: LW/19/0728) for a proposed replacement dwelling and existing garage which has lapsed.

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 proposed site

SITE AND SURROUNDINGS

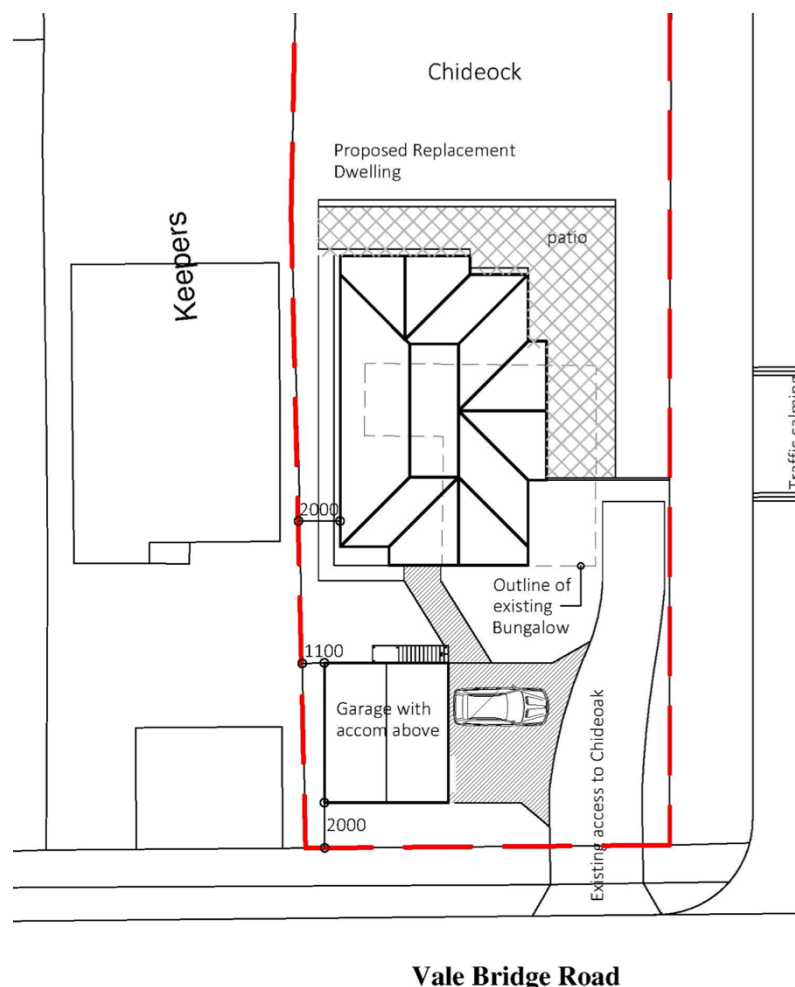
The application site itself is currently a detached bungalow with a large detached garage that are located on the eastern side of Valebridge Road in Burgess Hill.

The entire site including the area proposed for the extended dwelling, associated gardens and the new road access amounts to some 0.0524 of a hectare.

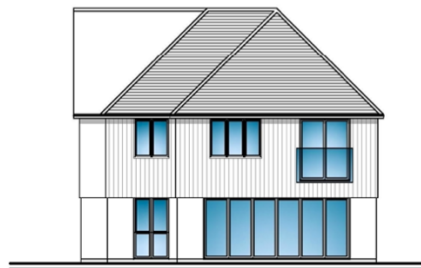
The District Boundary of Mid Sussex District Council and Lewes District Council runs across this site from north to south. This proposal for alterations and extensions lies to the east of the plot and therefore the scheme site area is within the Lewes DC area. This is confirmed by the previous planning approval which was determined by Lewes District Council.

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.

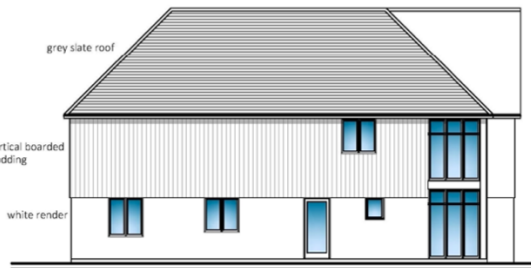
The property known as Chideok has been approved to be replaced with new two-storey dwelling under LW/19/0728 by Lewes District Council. Mid Sussex District Council ref: DM/19/3910 also refers to this approval.



Location Plan of previously approved proposal LW/19/0728



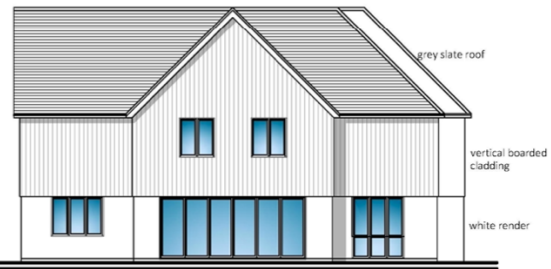
Rear Elevation - east



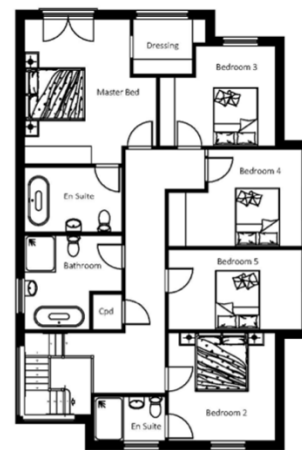
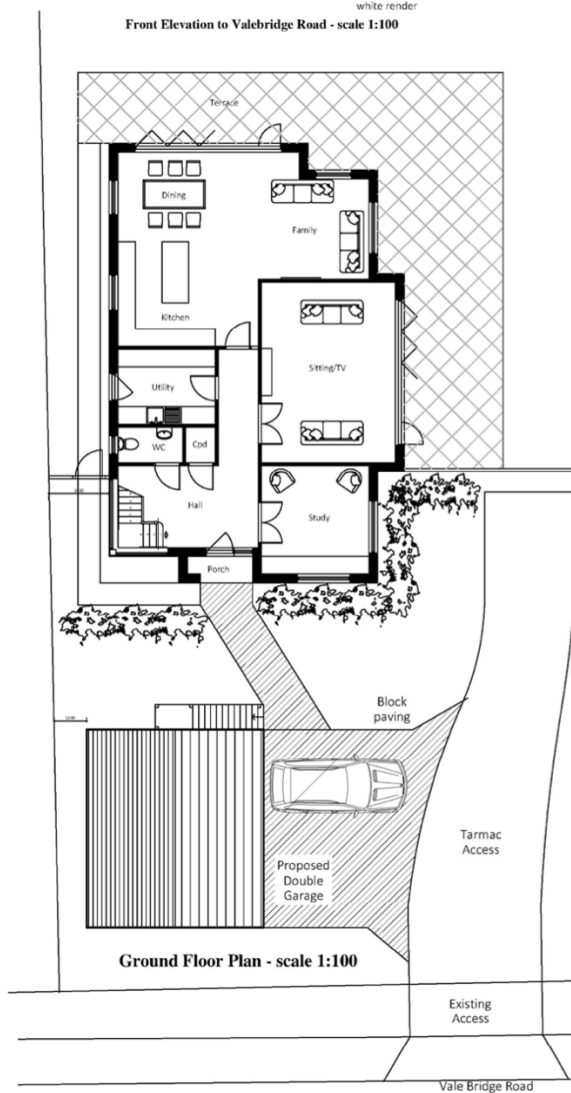
Side Elevation - north



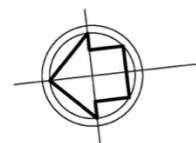
Front Elevation to Valebridge Road - scale 1:100



Side Elevation to Mill Rose Way - south



First Floor Plan



There are also a number of other recent developments in the immediate area which are as follows:

- To the east and south of Chideok is a substantial new housing development (DM/16/5511). This development, approved for 55 no. dwellings is on higher ground levels than this application site and are a mix of styles and designs.
- There is also an approval for a 25 no. dwellings (DM/18/4132) approximately 100m to the north of Chideok at Pump House,.
- The land immediately to the east 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 4 metre deep rear extension and first floor extensions to the existing dwelling together with a detached garage with home office accommodation above.

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 proposed extensions and alterations and provides an ecologically sound building.

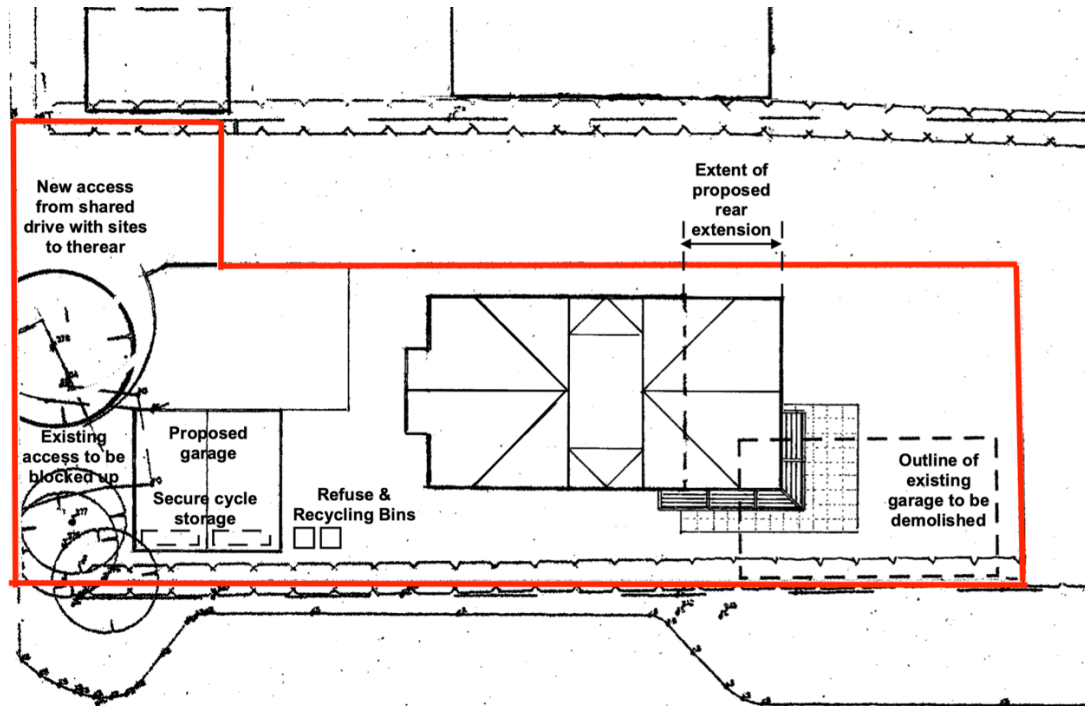
The neighbouring dwellings on Valebridge Road are mixed in scale and design many with additions and extensions.

LAYOUT & DESIGN

The proposed site layout has been developed following the decision to retain the existing building and improve the level of accommodation by carrying out the following works:

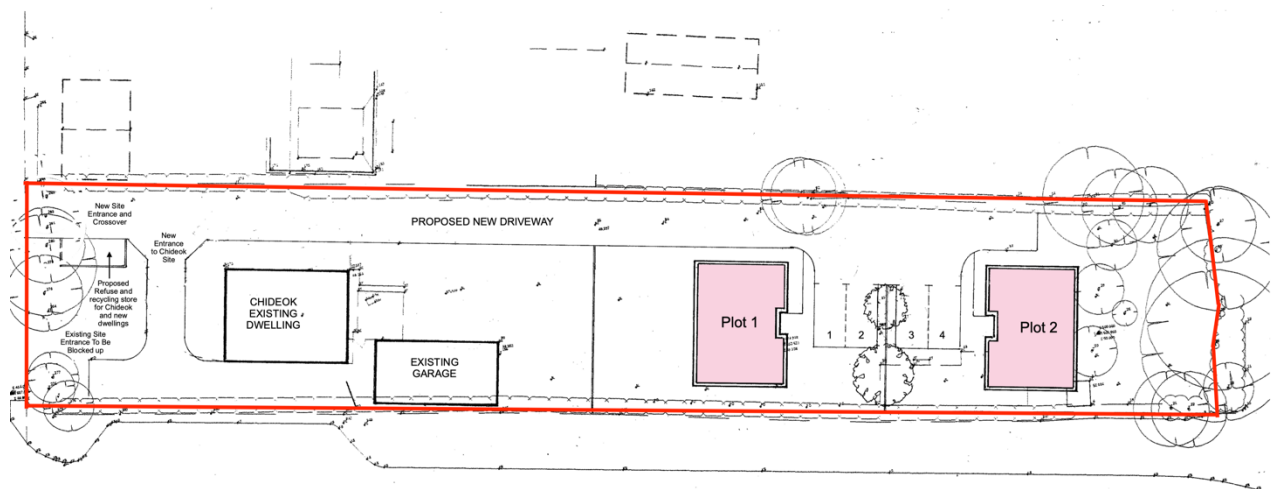
- Demolishing the existing garage and build a new garage to the front of the site.
- Reordering the layout of the existing dwelling and extending to the rear.
- Create additional floor space by utilising the roof space.

A new garage with 'home office accommodation' is proposed at the front of the site to replace the existing garage which is to be demolished to facilitate the construction of the rear extension to the dwelling.



Proposed Site Plan

The proposal also seeks to block up the existing vehicular entrance directly onto Valebridge Road and to serve the extended dwelling via a new access driveway that would lead directly off Valebridge Road. This new access driveway would be shared with the approved development to the rear of Chideok which was the subject of favourable informal discussions with the case officer during discussion for the reserved matters application for that development.



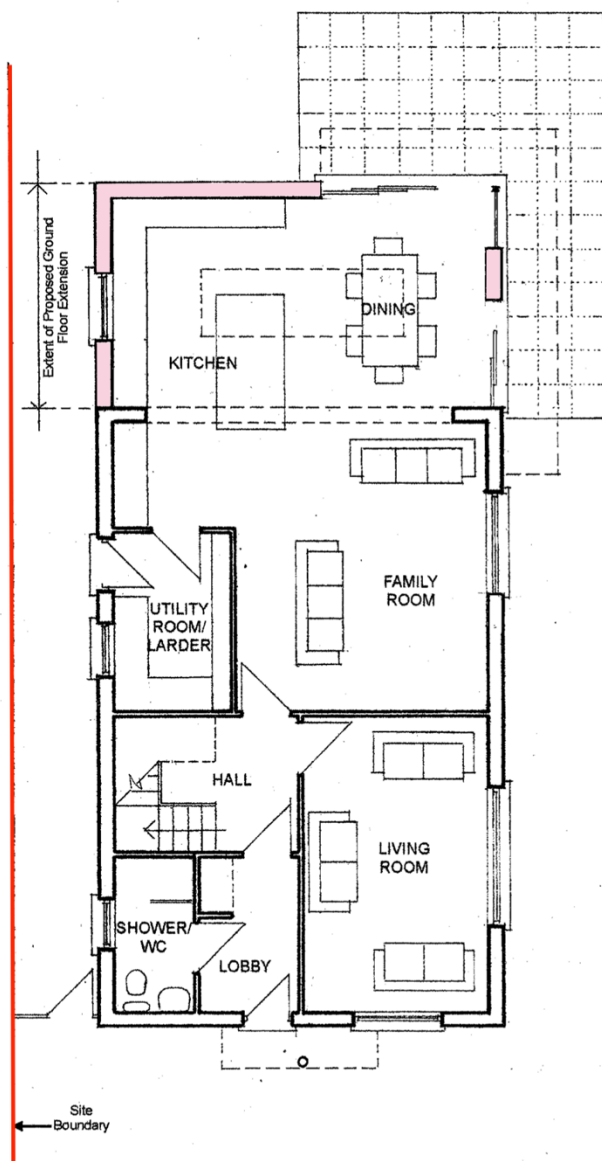
Proposed Site Plan for adjoining site from pre-app discussion with the case officer

The layout of the reordered dwelling proposes family living accommodation on the ground floor with 4 no. bedrooms on the first floor.

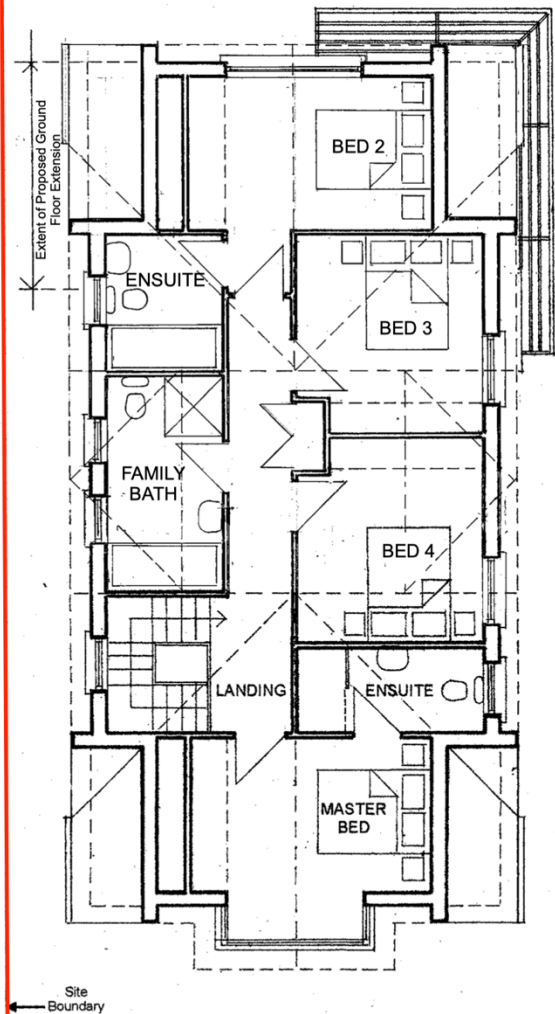
The new dwelling has a total floor area of 177.7sqm. and exceeds the requirements of the Nationally Described Space Standards.

This represents an increase of 72.7 sq m above the floor area of the existing dwelling whereas the previous planning approval represented an increase of 137.5 sq m.

PROPOSED GROUND FLOOR PLAN

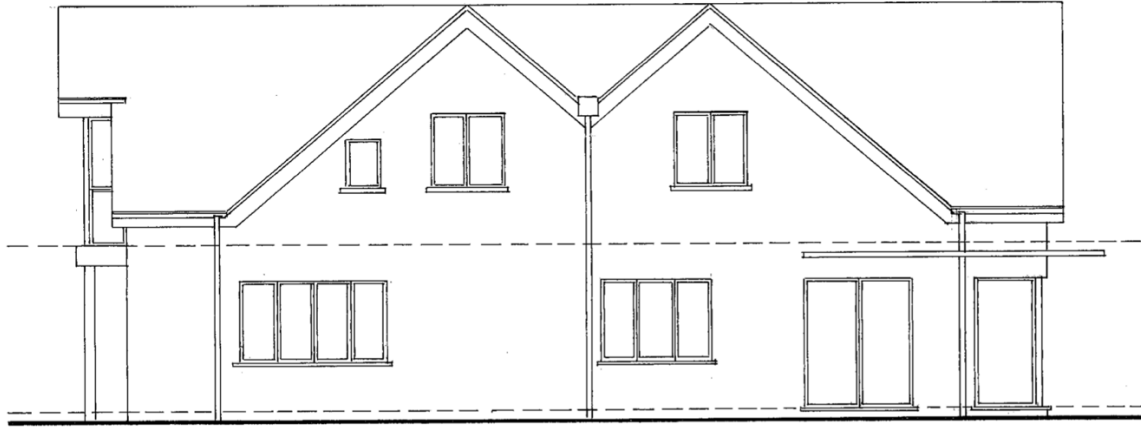


PROPOSED FIRST FLOOR PLAN



Proposed Ground & First Floor Plans

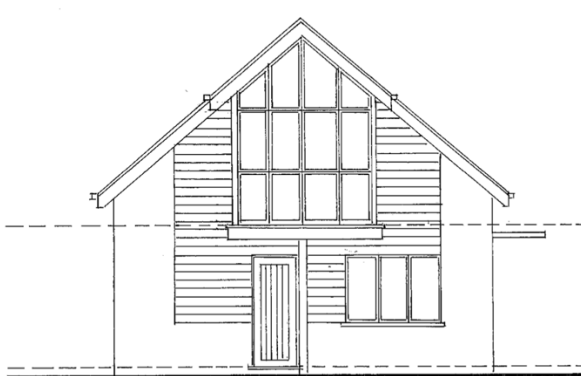
The proposed buildings have been designed to utilise traditional materials which are commonly found in the area so that they blend with the existing context.



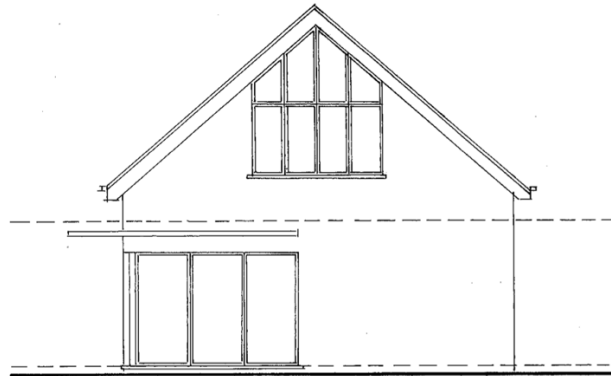
South Elevation of Proposed Building



North Elevation of Proposed Building



Proposed West Elevation



Proposed East Elevation

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

Roof:	Eternit Mineral Fibre Slates or equivalent	
External Walls:	Traditional sand/cement render	Colour: White
Cladding:	Painted timber cladding	Colour: Blue/Grey
Doors & Windows:	Powdercoated Aluminium	Colour: Anthracite Grey
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, 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.

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 dwelling 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 alteration and extension of an existing dwelling with attached garage, which develops on the principles in terms of scale and quantum that were established by the previous approval LW/19/0728 and complies with the Council's adopted policies.

The proposed works are mostly in compliance with the PD rights of the existing property except for following:

- The gable extension to the front of the existing property
- The first floor extension to the rear of the existing property
- The construction of a new garage to the front of the property. However, the principle of this was established by the previous planning approval.

The proposed works 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 dwelling itself has 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.