

2876 – PLANNING PLUS DESIGN & ACCESS STATEMENT

75 Station Road, Burgess Hill RH15 9DY

17.02.25

Site/ Location

No 75 Station Road is a semi-detached house located on the southern side of the Station Road junction, south of the Waitrose car park in the centre of Burgess Hill. The house is attached to a similar neighbouring house

The building is currently in use as a Dental surgery (Burgess Hill Dental Care). Other neighbouring properties are in a mix of residential and business use.

The house currently benefits from off road parking space for 2 cars with a dropped kerb access. To the eastern side of the house there is a 2.4m wide driveway leading to the garage and rear garden.

The proposed extension is shown to be built partly over this path and to wrap around the rear elevation of the house.



Front views



Planning History

Ref. 04/01534/FUL proposed loft conversion including velux windows – Approved

Ref. 03/00783/FUL Erection of new file storage facility/ staff restroom – Refused

Ref. BH/279/89 Single storey rear extension – Approved

Neighbouring property had a side extension approved under Ref. DM/21/0433

Proposals

The proposals are for the extension of the existing dental practice, in order to provide additional space to increase patient numbers.

This includes the following works –

1. Demolition of the existing garage.
2. Construction of a 1 storey side extension with a flat roof, creating a new entrance and link to additional treatment room to the rear. Access to the rear garden is retained with a 900mm path.
3. Construction of a 2 storey rear extension with flat and pitched roof.
4. Cladding of the side and rear of the building in timber

Scale:

The proposed works are all of a size and scale which is appropriate to the massing of the property, and therefore of the building as a whole.

Appearance:

Timber cladding has been introduced to blend the rear and side extension into the building as a whole.

The brick detailing to the base of the property is retained to provide continuity with the original architecture.

The flat roof to the side extension creates a clearly modern entry point making it easy for customers to navigate the practice.

Use:

The use of the building is to remain unchanged as a dental practice.

Transport and Road Layout:

The existing road layout and driveway access remains unchanged. Space for parking is retained in the front garden.



Rear view