

Design and Access Statement

This statement is prepared to accompany a listed building consent application to the external and internal alterations

To Southern Breach High Street Cuckfield.

Southern Breach is a substantial 17th is Grade 2 dwelling located within the Cuckfield Conservation area.

There have been a number of planning applications over the last 35 years including a back garden development [approved] for two detached dwellings.

The application demonstrates the following;

The development is supported by the relevant planning policies within the Mid Sussex District Council planning policies and National Planning Policy Framework;

The External and internal works are justified in terms of its design and size;

The external alterations respect the existing building through adopting and sympathetic design approach;

The proposal will not have any detrimental impact upon the amenity of the neighbouring properties.

There will be no change to the existing residential [C3] use of the property

Works and scale

Ground floor side extension 1100mm x 5300mm, rear dormer window to first floor ensuite bathroom to make this room more practical, increased opening between kitchen and dining room. Electric car charging point on the east facing rear wall adjacent to parking area.

Swimming pool to be located on existing patio area 3400mm x 6200mm, the pool will be set level with the existing ground level and situated within the walled rear garden

Setting

The proposals will have no effect on the setting of the listed building.

Neighbour Amenity

The proposed works will not have a negative impact upon the amenity of the neighbouring properties.

Design

The external appearance will change but not to any great degree as many of the building materials will be re-cycled from the existing building.

Landscaping

The swimming pool to be located to the rear of the property and sunk into the existing patio area. There will be a loss of an existing 1990s free standing greenhouse currently standing on the patio.

There will be no change to the parking area to the side as the extension is taking place of an existing flower bed of no great value.

Note

None of the proposed changes are visible from the public footpath or highway.