

Householder Planning Application

Construction of a rear ground floor extension to the property
38 Renfields, Haywards Heath, RH16 4TG

DESIGN & ACCESS STATEMENT



Front Elevation



Rear Elevation

Site:

The site is an end-of-terraced dwelling house located at 38 Renfields, Haywards Heath, RH16 4TG. The dwelling is a two-storey residential building on the south side of Renfields. The property is not listed or located in a Conservation Area.

Proposal:

The proposed scheme consists of the construction of a rear extension at the ground floor level to provide additional habitable area.

The depth of the proposed ground floor extension matches similar extension in this area of Bolnore, Haywards Heath.

The proposed depth is 2.90m, the width is 4.63m (not full width). The eaves height is 2.62m and its maximum height will be 3.61m.



Precedent:

This area of Bolnore in Haywards Heath is a residential neighbourhood, with similar extensions granted and built in recent years. These include:

- 90 Renfields Haywards Heath West Sussex RH16 4TG
DM/25/3213 | Rear extension.
- 138 Renfields Haywards Heath West Sussex RH16 4UG
DM/22/1861 | Proposed single storey rear extension.
- 24 Renfields Haywards Heath West Sussex RH16 4TG
DM/21/4178 | Small rear extension, internal alterations and larger window to a "link detached" new build house.
- 96 Renfields Haywards Heath West Sussex RH16 4TG
DM/20/2720 | Proposed single storey rear extension, part garage conversion and roof conversion to habitable space.

These create clear and direct precedent for the proposed design.

Appearance:

The materials used in this development are as follows:

- The extension wall will be constructed in brickwork to match existing.
- The finish of the extension roofs will be roof tiles to match existing.

These materials have been selected to ensure the development is in keeping with the existing building and character and so it blends sympathetically into the local environment.

The local environment is changing and being continuously developed, and multiple very similar schemes have previously been approved by the Council. Such schemes aim to extend the habitable space available, while respecting the original character of the neighbourhood. It is hoped that this statement will help in understanding the intent of the proposed development and assist in its approval without objections.

We trust that this application will be found to be satisfactory and in accordance with Mid-Sussex District Council's policies and that it will receive officer backing to receive full local authority approval.

Use:

Within this application it is proposed that the existing usage of the house is to be maintained with just the enlargement of the habitable rooms at the ground floor level. Access throughout the house is well maintained.

Landscaping:

This proposed development is an extension that would not have any landscaping issues or features to be explained or justified.

Access:

Access to the property will be unaffected as access to the new development is from within the existing house.