

Planning Statement

Chaucer and Byron Court, Winnals Park, Paddockhall Road, Haywards Heath, RH16 1EU

Context

This proposal is a full planning application to replace the existing balcony balustrades at Chaucer court and Byron court at Winnals Park. Both Chaucer and Byron are purpose-built masonry buildings that contain 12 flats/dwellings. Each flat has a balcony looking over the communal grounds.

The existing condition of the balustrades are unsafe for use as the spindles have rusted and are not spaced consistently throughout each balcony. Also, the height of the handrails ranges from 850mm-880mm, which is not compliant with current regulations.

Proposal

The application seeks to remove these unfit for purpose balustrades and replace them with a modern balustrade system made from stainless steel and tinted glazed panels. This will give the building a new lease of life aesthetically but most importantly increase the safety of the occupants of the building by having a new balustrade system for the balcony's that complies with current regulations. This new system is to be fixed to the face of the floor slab in order to maximise the space of each balcony.

Design

Careful consideration has been taken to ensure a suitable design for the new balustrade system. Pre-application advice was obtained before the submission of the planning application reference DM/25/0267. The planning officer for Mid Sussex advised that the previous application on site at Kipling Court was deemed acceptable and that it is highly likely that a similar decision would be reached as it is a very similar proposal (DM/20/1646).

Justification

Since the application at Kipling Court (DM/20/1646) was granted, it is believed that this proposal is also in character with the area because of the close similarity between the two. The only notable difference is the grey to the glazing panels which has been chosen to maintain privacy for users of the individual balconies.

This project aligns with the DP26 of the Mid Sussex District Plan, E9 of the Haywards Heath Neighbourhood Plan and the National Planning Policy Framework.

Conclusion

In summary, there is no impact on access, waste or parking facilities at the site. There is no negative impact on neighbours or the local environment. The works are minor, proportionate and necessary to improve the safety of the buildings for its occupants.