



Design and Access Statement

2 Pickers Green, Lindfield, RH16 2BS

Conversion of the existing garage into a habitable room, the construction of a new front bay window, the installation of a new open pitched-roof porch with a replacement front entrance door, the replacement of all existing windows throughout the property, and alterations to the conservatory fenestration and rear utility doors

at

2 Pickers Green, Haywards Heath, RH16 2BS

Design and Access Statement

on Behalf of

Mr and Mrs Fitzpatrick

July 2026

Gould Baxter
2 Lucastes Mews
Paddockhall Road
Haywards Heath
West Sussex
RH16 1HE

Tel: 01444 452604

Email: hh@gouldbaxter.co.uk

Contents

1.	Introduction	1
2.	Use	1
3.	Amount	2
4.	Layout	2
5.	Scale	2
6.	Landscaping	3
7.	Appearance	3
8.	Access	4
9.	Sustainability	4
10.	Conclusion.....	4

1. Introduction

- 1.1 This is a Design and Access statement to accompany a Householder planning application for the conversion of the existing garage into a habitable room, the construction of a new front bay window, the installation of a new open pitched-roof porch with a replacement front entrance door, the replacement of all existing windows throughout the property, and alterations to the conservatory fenestration and rear utility doors, at 2 Pickers Green, Lindfield.
- 1.2 The existing detached dwelling sits to the north of Pickers Green, close to its junction with Hickmans Lane, and is arranged over two storeys. It is elevated in a combination of facing bricks and plain clay tiles, beneath a contrasting clay tile roof, and is double glazed with white UPVC windows. The property has an integral garage to its south east corner, fronting the driveway and parking area. To the rear of the property, the well-proportioned garden is mostly laid to lawn.
- 1.3 An Arboricultural Assessment and Flood Risk Assessment have both been submitted as part of this application.
- 1.4 This application demonstrates the following:
- a) The principle of the development is supported by the relevant planning policies within the Mid Sussex Planning Framework and the National Policy Framework.
 - b) The proposals have been designed to be a significant enhancement to the host building.
 - c) The design uses materials that are sympathetic and match the character and quality of the existing dwelling.
 - d) The proposals will not affect the amenity of the neighbouring properties.

2. Planning Statement

2.1 **Planning policy**

The main planning policies relevant to this application are as follows:

- DP26 – Design and Amenity
- DP39 – Sustainability
- DG46-52 Household Extensions

2.2 **Planning History**

- 2007 – 07/03404/FUL Rear Conservatory, Single Storey – Approved
- 1989 – LF/026/89 First Floor Bathroom Extension, Over The Existing Garage - Approved

2.3 **Planning Principles**

The principle of the proposed works is deemed acceptable under the aforementioned planning policies. The dwelling is situated within the defined built-up area boundary where extensions and alterations are considered acceptable subject to their appearance and impact upon the neighbouring properties.

Due to the careful selection of proposed materials, the new additions and alterations will blend well with the existing main house, its site, and the surrounding properties.

3. Amount

3.1 The proposals comprise of the following works:

- The conversion of the existing Garage to provide habitable accommodation;
- The construction of a bay window to the front elevation;
- The construction of a new front porch and external door;
- The replacement of all existing windows;
- Fenestration changes to the existing conservatory.

4. Layout

4.1 The layout of the existing house and garage can be viewed on the accompanying survey drawings.

4.2 The Layout of the proposed alterations to the main house and garage can be viewed on the proposed drawings. The

5. Scale

5.1 The proposed front elevation Porch and Bay Window extensions are proportionate to the main house, and are of a scale in keeping with the adjacent properties in Pickers Green.

5.2 **Neighbour Amenity**

With reference to planning policy DP26, the property is detached and set back from Pickers Green, with mature hedging and trees to all boundaries. The proposed Garage conversion, Bay Window extension and Porch extension will have no impact on the amenity of the neighbouring properties.

5.3 **Design**

With reference to planning policy DP26, the proposals demonstrate a high standard of design quality. The use of traditional materials is considered to be the correct design approach, enabling the proposed extensions to respect the architectural integrity of the host dwelling.

5.4 The proposals are therefore able to demonstrate compliance with the relevant Mid Sussex District Council planning policies and the relevant policies within the NPPF.

5.5 The following materials are proposed for use in the development.

- **Bay window walls and infill walls** – Red facing brick to match existing house.
- **Front porch roofs** – Where pitched, traditional red clay tile to match existing house.
- **External Door** – Painted hardwood timber door with glazed side panel.
- **Windows** – All new windows to be timber casement double glazed windows.

6. Landscaping

6.1 The proposals will involve hard and soft landscaping to the immediate area around the new front porch, in materials to match the existing.

6.2 To the rear, new hard landscaping will be provided across the width of the garden adjacent to the existing conservatory, to enhance the useability of the patio area. This application is supplemented by a tree survey report to confirm that the proposals will not affect the Root Protection Areas of the existing hedges and trees.

7. Appearance

7.1 The proposed appearance of the new extensions to the front elevation using matching materials to seamlessly blend with the existing property. This can be reviewed from the plans and elevations supplied with this application.

-
- 7.2 The new timber casement windows are designed to be more traditional in appearance, and will better reflect the character of the dwelling while enhancing its overall visual quality.

8. Access

- 8.1 The existing access arrangements will be unaffected by the proposed works. The proposed Porch will provide a canopy over the front entrance door to shelter people from the rain.

9. Sustainability

- 9.1 The proposals are intended to offer an increased level of sustainability, both in its construction and its ongoing use.
- 9.2 All new lighting as part of the internal alterations will be of the low energy type and new water fittings will receive aerated taps to reduce water consumption.
- 9.3 Where practical, the new materials will be sourced locally. Local contractors and tradespersons will be used during the construction phase where possible.
- 9.4 The new extensions will receive a high level of insulation to their walls, floor and roofs, with the windows and doors also meeting and exceeding current energy-efficiency standards.

10. Conclusion

- 10.1 By virtue of its design and detailing, the proposals demonstrate a high standard of design.
- 10.2 The proposals are of sensitive design that will greatly enhance the existing dwelling. To summarise:
- a) The principle of the development is supported by the relevant planning policies within the Mid Sussex Planning Framework and the National Policy Framework.
 - b) The proposals have been designed to be a significant enhancement to the host building.
 - c) The design uses materials that are sympathetic and match the character and quality of the existing dwelling.

d) The proposals will not affect the amenity of the neighbouring properties.

10.3 For the reasons outlined above, the proposals comply with the relevant planning policies of the MSDC District Plan and the NPPF.