



Design & Access and Planning Statement

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1. Introduction

- 1.1. This Planning Statement has been prepared on behalf of the Applicant in support of their planning application for:

Change of use and conversion from former workshop to residential dwelling house with associated fenestration additions and amendments and external flue at 37a Sunte Avenue, Lindfield, RH16 2AB.

- 1.2. This statement will consider the site, planning history, the proposed development, relevant planning policy and guidance and will consider the effects of the proposed development. This Statement concludes that the proposal is acceptable in planning terms.

- 1.3. The Planning Statement is accompanied by the following documents

Location Plan

Existing and Proposed Site Plan

Existing Elevations and Floor Plans

Proposed Elevations and Floor Plans

2. The Site and Planning History

- 2.1. The application site is located off Sunte Avenue and relates to a detached, single storey building, located to the south of 29 – 37 Sunte Avenue, residential properties. Residential properties are also located to the south and south east / west with residential gardens to the west and east.



Figure 1: Site Location

- 2.2. The site is located within a highly sustainable position within an established residential setting. The centre of Lindfield is located approximated 1km walking distance to the east with Haywards Heath Centre located circa 1.4km to the south west. Haywards Heath benefits from a train station. There are a range of local shops, pubs, and restaurants, services and facilities within a walking distance from the site.
- 2.3. Sunte Avenue in Lindfield is a residential area characterised by a mix of traditional dwellings with a mix of detached, semi detached and terraced properties. The properties fronting onto Sunte Avenue have long rear gardens of circa 40m in length.
- 2.4. The site is T shaped, with the wider part of the site opening up to the south and the access track running from this area to the north connecting the site with Sunte Avenue. The access is a single width

driveway which falls between 37 and 39 Sunte Avenue. The gardens at 37 and 39 Sunte Avenue are bounded by a close boarded fence.

- 2.5. The southern part of the site is bounded by close boarded fencing. Typically, garden sheds are located to the rear of the residential gardens. The closest property to the site is 17 Chestnut Close. A hedge separates the site from no 17.



Figure 2: Eastern Elevation



Figure 3: North Elevation

- 2.6. The building itself is a single storey brick building with tile pitched roof. The eastern elevation is a gable ended façade with a pitched roof at the western end. Roof lights are on the northern roof slope. A set of double doors are located on the eastern elevation with a single doorway located on the northern elevation. It was previously used as a workshop for furniture making.

- 2.7. The site is not at risk of flooding, is not located within a Conservation Area and is not within the setting of any Listed Buildings.
- 2.8. The relevant planning history for the site is set out below:

Application for Approval of Reserved Matters - Redevelopment of Redundant Garages and Tank with Cabinet Maker/ Furniture Restoration Workshop. Ref. No: LF/051/87. Status: Permission

Woodworking Workshop. Ref. No: LF/030/88 . Status: Permission

Change of Use from Industrial Building Used for Woodwork to Office Use. Ref. No: LF/031/92. Status: Permission

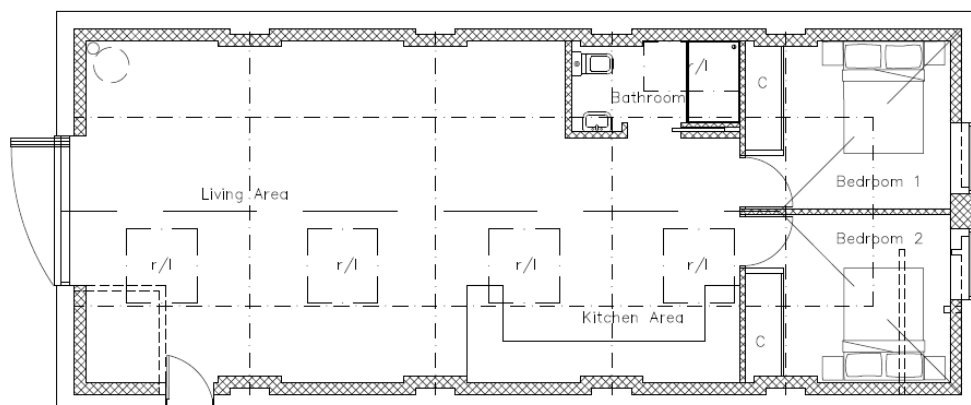
Shed With Boat Cover. Ref. No: LF/078/92. Status: Permission

The Proposal

- 2.9. The proposal is for a conversion of the existing former furniture making workshop, to form a 2 bedroom residential dwelling. Access would be achieved via the existing access driveway with parking spaces proposed to the north of the converted building. Land to the east of the property would form the residential garden



- 2.10. The internal floorplan is arranged with the two bedrooms at the eastern end of the property. Two windows are proposed at the western elevation to serve the bedrooms.



Proposed Ground Floor Plan GIA = 85m²

Figure 4: Ground Floor Plan

- 2.11. On the roof, solar panels are proposed on the northern pitch alongside a new roof light opening. A flue is proposed on the southern roof pitch and the existing double doors are to be replaced with glazed French doors serving an open plan living, kitchen and dining area.
- 2.12. The windows and doors are proposed to be grey aluminium. The roof is natural slate and the walls will remain as existing (brick).

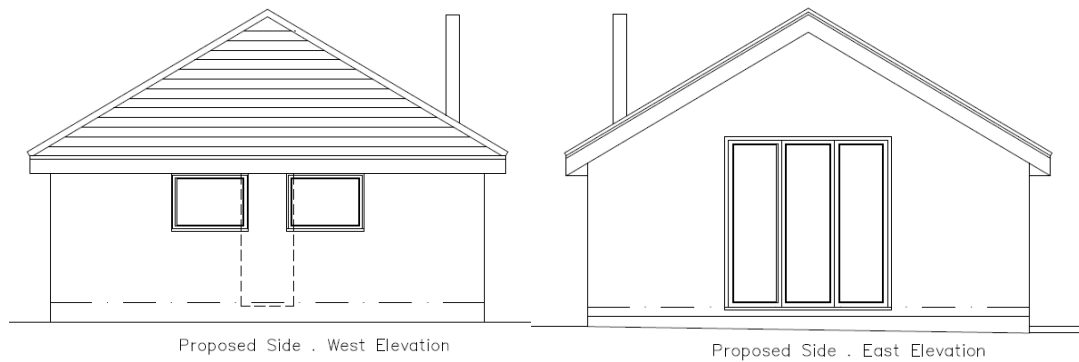


Figure 5: West and East Elevation

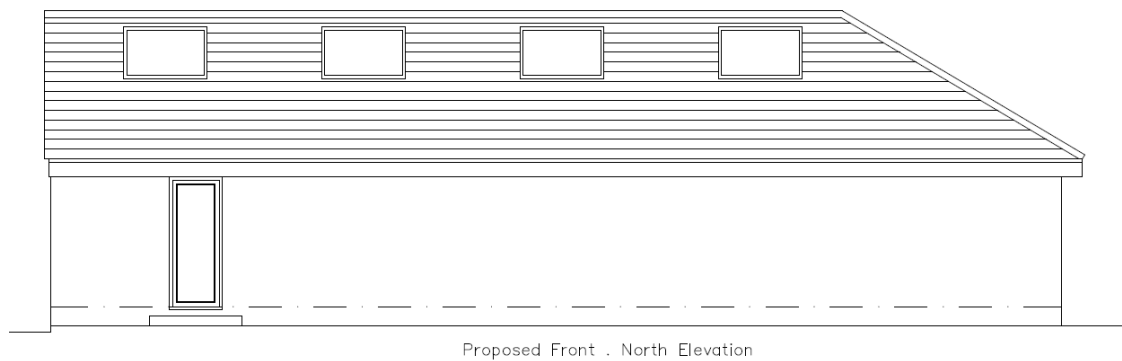


Figure 6: Proposed North Elevation

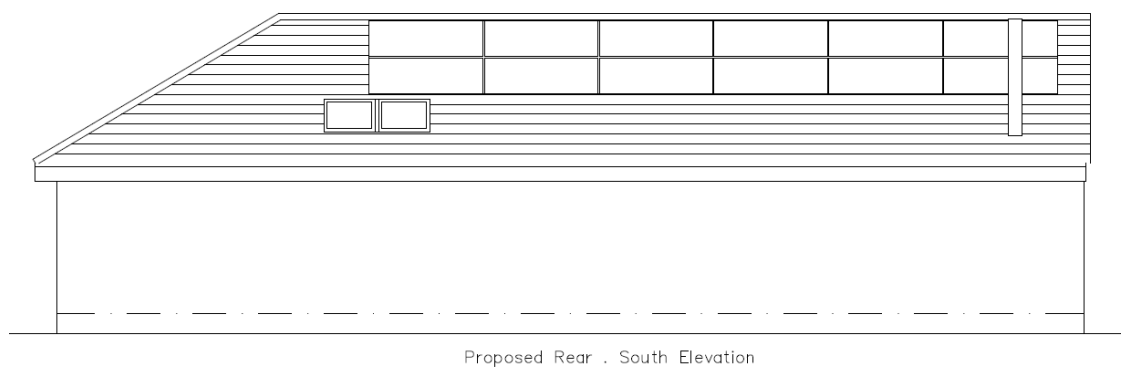


Figure 7: Proposed Southern Elevation

3. Relevant Policy

- 3.1.1. A key role of the planning system is to regulate the development and use of land in the public interest. At the heart of the planning framework are Statutory Development Plans, which seek to guide the decision-making process. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that where the Development Plan contains relevant policies, an application for planning permission shall be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 3.1.2. In this case, the Development Plan comprises the Mid Sussex District Plan, The Mid Sussex Site Allocation DPD and the Lindfield Neighbourhood Plan 2016. The National Planning Policy Framework (NPPF), National Planning Practice Guidance (NPPG) and Supplementary Planning Guidance are material considerations.
- 3.1.3. This section considers how the proposed application complies with both National and Local Planning Policy.

3.2. National Planning Policy Framework (NPPF)

- 3.2.1. The NPPF was adopted in 2012 with a revised version published in July 2018, and updated in June 2019. At its heart is the presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking (paragraph 11). There are three dimensions to sustainable development: social, economic and environmental which is discussed at paragraph 8.
- 3.2.2. Section 12 of the NPPF is concerned about development ‘achieving well-designed places’ and under paragraph 127 it states that ‘planning policies and decisions should ensure that developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);...*
 - f) ...create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.’*
- 3.2.3. The following are considered the most relevant sections of the Framework applicable to the proposed development:

Chapter 2 – Achieving Sustainable Development

Chapter 5 – Delivering a Sufficient Supply of Homes

Chapter 8 – Promoting Healthy and Safe Communities

Chapter 9 – Promoting Sustainable Transport

Chapter 11 – Making Efficient Use of Land

Chapter 12 – Achieving Well Designed Places

Chapter 14 – Meeting the Challenge of Climate Change, Flooding and Coastal Change

Chapter 15 – Conserving and Enhancing the Natural Environment

3.2.4. The proposals have been designed with full regard to the immediacy as discussed in detail within this Statement. Furthermore, residential amenity has been fully considered as part of the proposals and is considered to be acceptable.

3.2.5. Overall, it is concluded that the proposals comply fully with the policy objectives of the National Planning Policy Framework

3.3. National Planning Practice Guidance (NPPG)

3.3.1. The National Planning Practice Guidance (NPPG) was published by the Government in March 2014 and is updated regularly. The NPPG supplements those overarching objectives of the National Planning Policy Framework. The guidance provided by the NPPG has been fully considered in the creation of this application and the proposed development is seen to be fully compliant with it.

3.4. Strategic Planning Policy – Mid Sussex District Plan

3.4.1. Policy DP4 (Housing) identifies that the District's objectively assessed housing need (OAN) is 14,892 dwellings over the Plan period. Provision is also made of 1,498 dwellings to ensure unmet need is addressed in the Northern West Sussex Housing Market Area. There is a minimum District housing requirement of 16,390 dwellings between 2014 – 2031.

3.4.2. The site is located within Lindfield, , a Category 2 Settlement, which is defined as "Larger villages acting as Local Service Centres providing key services in the rural area of Mid Sussex. These settlements serve the wider hinterland and benefit from a good range of services and facilities, including employment opportunities and access to public transport."

3.4.3. Policy DP6 (Settlement Hierarchy) states that development will be permitted within towns and villages with defined built-up area boundaries. Any infilling and redevelopment will be required to demonstrate that it is of an appropriate nature and scale (with particular regard to DP26: Character and Design), and not cause harm to the character and function of the settlement.

3.4.4. Policy DP7 (Neighbourhood Plan Strategy) provides a breakdown table of the District housing requirement and the role that individual Neighbourhood Plans make in achieving housing requirements. It shows the minimum residual amount of development for each settlement over the rest of the plan period from April 2017.

3.4.5. Policy DP12 (Protection & Enhancement of Countryside) states *"The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:*

"it is necessary for the purposes of agriculture; or

it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.”

- 3.4.6. Policy DP26 (Character & Design) highlights “All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside.
- 3.4.7. DP1 – Sustainable Economic Development is relevant. It seeks to protect *allocated and existing employment land and premises (including tourism) unless it can be demonstrated that there is no reasonable prospect of its use or continued use for employment or it can be demonstrated that the loss of employment provision is outweighed by the benefits or relative need for the proposed alternative use.*

3.5. Lindfield Neighbourhood Plan

- 3.5.1. Lindfield Neighbourhood was made in 2016. The relevant policies are:

Policy 2: Housing Windfall Sites

Policy 7: Area of Townscape Character

4. Planning Appraisal

4.1. Introduction

- 4.1.1. The principal issues in relation to this development are as follows:

Principle of Development;

Residential Amenity

Design

Transport

4.2. Principle of Development

- 4.2.1. The site was, it appears, last used as a small furniture workshop. The District Plan seeks to protect existing employment sites under policy DM1. Policy DM1 does however allow the loss of employment where this is outweighed by the benefits of alternative uses (or due to the relative need for other uses).
- 4.2.2. The use as a workshop has now ceased. This use however is considered to fall within use class E which now includes a broad spectrum of uses many of which would not be appropriate in the residential setting. It is therefore the case that potentially unsuitable uses could operate from the property. Due to the limited nature of the online planning history available it is not clear what, if any, restrictions were imposed on the original permission in terms of hours of operation / other conditions that might restrict the use. However it could be the case that the use is unrestricted.
- 4.2.3. In this case therefore, due to the surrounding residential nature of the adjoining properties, the wide ranges of potential uses permissible under use class E and the potentially unrestricted nature of the permitted use, it is considered that there are clear benefits to neighbouring amenity that would outweigh the loss of workshop use.
- 4.2.4. Notwithstanding this point however, there is a clear need within the District for windfall residential development within sustainable locations. The proposed conversion is located within the built up area of Lindfield, which is a category 2 settlement where the principle of windfall development is acceptable under Policy DP6 of the District Plan and Policy 2 of the Lindfield Neighbourhood Plan.
- 4.2.5. The proposed conversion makes a very efficient use of a now redundant building, reusing the existing fabric of the building and thereby recycling a brownfield site.
- 4.2.6. For the reasons set out above the conversion of the property to a residential use is therefore considered to be acceptable in principle.

4.3. Residential Amenity

- 4.3.1. National and local policy requires that developments should not have an unacceptable impact on the amenity of the occupiers of neighbouring properties through (for instance) loss of privacy or excessive overshadowing. Policy requires that regard is had to the impact of any proposal on living conditions of existing and future residents from, for example, noise, dominance and loss of light and privacy.

- 4.3.2. The proposed development has been sensitively designed to ensure that the residential amenity of surrounding properties is not impacted. The proposal is a conversion and as such adds no further height or mass to the existing form. There will be no impact in this respect.
- 4.3.3. Windows are proposed in acceptable locations and would not cause any unsatisfactory impact on neighbouring privacy. The provision of a residential garden in this location would be entirely appropriate. Fencing can be provided at boundaries where necessary to ensure no impact in amenity / privacy terms.
- 4.3.4. In terms of noise, odour and disturbance from vehicular traffic, it is considered that any residential use is likely to have less of an impact (or at least the same impact as) a workshop or any range of the other uses permissible under use class E.
- 4.3.5. It is considered that the conversion to a residential dwelling would overall have a positive improvement on the existing use in the residential setting.

4.4. Design, Appearance and Character

- 4.4.1. Local and National Policy seeks good quality design generally and to respect the character of the area in which they are proposed. The design consideration of this development is limited given the converted nature of the scheme and is limited only to consideration around the proposed materials.
- 4.4.2. The materials proposed on the roof (slate) and windows (grey aluminium) are considered to be entirely appropriate and in-keeping with the character of the area. Solar panels on the roof are common place and in any case is permitted development for residential dwellings.
- 4.4.3. There would be no or very limited impact to the character of the surrounding area given the very minimal changes proposed.
- 4.4.4. The proposed dwelling also meets the Nationally Described Minimum Space Standards and is acceptable in this respect.
- 4.4.5. In summary the proposed dwelling is considered entirely acceptable in design terms.

4.5. Transport

- 4.5.1. In locational terms, the site is within a highly sustainable location and would offer numerous opportunities for occupiers to make use of sustainable transport options
- 4.5.2. The access is an existing arrangement which will have been used by the workshop occupiers over the years. This would also be the case were the workshop to be used for any other use within use class E. It is considered therefore that the access should be considered acceptable for the proposed residential use given the established nature of the access for an employment use in terms of safety.
- 4.5.3. In terms of increased traffic generation, a change of use from an workshop to a separate single residential dwelling will make no material difference to traffic flows at the site access.
- 4.5.4. There is sufficient space for both car and cycle parking to be achieved at site and this can be secured through an appropriately worded condition.

4.5.5. In all transport related matters the proposal is considered to be acceptable.

4.6. Sustainability

4.6.1. The proposed conversion also includes solar panels which would improve significantly the carbon efficiency of the property. This is an improvement that weighs in favour of the development.

5. Conclusion

- 5.1. As demonstrated within this Statement, the proposal is considered to be acceptable in principal assisting the council to meet local housing needs. There are considered to be no impacts as a result of the development / change in use.
- 5.2. The proposal in our view is acceptable in residential amenity, transport and design terms and for the reasons set out within this Statement we respectfully request that permission is granted.