

Design & Access Statement

Application Site Address: 74 Sunnywood Drive, Haywards Heath, RH16 4PB
Planning Portal Ref: PP-15103580

This Design and Access Statement has been prepared in support of a householder planning application for external alterations and the replacement of the existing detached garage with a new ancillary outbuilding to 74 Sunnywood Drive, Haywards Heath, RH16 4PB. The site does not lie within a Conservation Area and the property is not listed. The surrounding area is characterised by a varied mix of dwelling types and architectural styles, reflecting the incremental evolution of the estate over time.

Site and Planning History

The property has benefited from the following planning permissions:

- **02/01862/FUL:** Granted in 2002 for the erection of a single-storey rear extension and a two-storey front extension.
- **02/00117:** Application for a rear extension and loft conversion, subsequently withdrawn.
- **CU/290/83:** Granted in 1983 for a garage extension.

The approved developments have shaped the dwelling in its current form. The present application seeks to improve the external appearance and functionality of the property through a series of sympathetic alterations and the replacement of the existing detached garage with a new ancillary outbuilding.

Description of the Proposed Development

The proposed works comprise:

- Replacement of the existing tiled wall finish to the front and side elevations with vertical timber cladding.
- Construction of a new open timber-framed entrance porch to the front elevation.
- Replacement of the existing uPVC windows and doors to the rear and side elevations with new double-glazed metal-framed window and door sets.
- Demolition of the existing detached garage.
- Erection of a replacement detached outbuilding, matching the footprint and overall height of the existing garage, to provide an external store and garden office for purposes incidental to the enjoyment of the dwellinghouse.

Design & Appearance

The proposals have been carefully developed to modernise and enhance the appearance of the property while respecting its established character and residential setting. The replacement of the existing tiled wall finish with vertical timber cladding introduces a contemporary yet natural material which softens the appearance of the principal elevations whilst complementing the existing brickwork. The proposed treatment provides greater visual interest and enhances the architectural character of the dwelling whilst remaining appropriate within the surrounding street scene.

The new timber-framed open porch creates a more defined and welcoming entrance to the dwelling. The structure is modest in scale and complements the proposed cladding through the use of matching timber materials, improving the architectural composition of the front elevation.

The replacement of the existing uPVC windows and doors with slim-profile metal-framed double-glazed units will provide a higher-quality and more durable finish while improving the visual appearance of the dwelling. The proposed frames offer finer sightlines than the existing installations and contribute to a more cohesive and contemporary appearance.

The existing detached garage has reached the end of its practical life and will be replaced with a new outbuilding occupying the same footprint and matching the existing height. The replacement building will provide a secure external store

together with a garden office for incidental use associated with the dwelling. The proposal does not increase the overall scale or prominence of built development within the site and maintains the established relationship between the building and neighbouring properties. The proposals will not result in any material impact upon the amenities enjoyed by neighbouring occupiers.

Overall, the proposals are limited to improvements to external materials, architectural detailing and the replacement of an existing ancillary structure. The works do not materially alter the scale, massing or residential character of the property.

Planning Policy

The proposed development has been designed having regard to **Policy DP26 (Character and Design)** of the Mid Sussex District Plan and the design objectives of the National Planning Policy Framework. The proposals represent a sympathetic enhancement to the existing dwelling using durable materials, improved architectural detailing and the replacement of an existing ancillary building.

Local Context

The proposed use of timber cladding to the principal elevation[s] is also supported by recent development within the immediate locality. Planning permission was granted under reference DM/21/0383 for a two-storey front extension at 80 Sunnywood Drive, Haywards Heath, RH16 4PB, which incorporated timber cladding to the front elevation. Whilst each application must be considered on its own merits, this demonstrates that the use of timber cladding has been accepted by the Local Planning Authority within the street scene and that the proposed material can integrate successfully with the established character of Sunnywood Drive.

Access

The proposals do not alter the existing pedestrian or vehicular access arrangements to the site. The new entrance porch will provide improved weather protection and a more clearly defined point of entry to the dwelling, while the replacement windows and doors improve the functionality and performance of the building. The replacement outbuilding will continue to be accessed from within the site and will serve purposes ancillary to the occupation of the dwelling. No alterations are proposed to parking arrangements, access routes or highway connections.

Conclusion

The proposed development represents a carefully considered programme of external improvements that will enhance both the appearance and functionality of the property. The introduction of vertical timber cladding, a new timber entrance porch and high-quality metal-framed windows and doors will significantly improve the architectural character of the dwelling. The replacement of the existing detached garage with a new outbuilding of matching footprint and height provides modern ancillary accommodation without increasing the overall scale of development on the site.

The proposals are proportionate, sympathetic to the character of the existing dwelling and surrounding residential area, and will not give rise to any unacceptable impacts on neighbouring amenity or the wider street scene.