

INTRODUCTION:

This statement has been prepared by Victoria Mustard Architects to accompany our application for Householder Planning Consent for the demolition of a conservatory and new rear extension.

THE SITE & DESIGNATIONS:

Stonecroft is a Victorian semi-detached villa with a large rear garden.

The site does not fall within any Conservation Areas.

There are no listed buildings in or adjacent to the site.

PLANNING HISTORY:

CU/104/88—Permission for change of use to a Bed & Breakfast

CU/77/88—Permission for a name pole sign



Front street view of Stonecroft (left hand side of semi-detached pair)



Oblique street view No.106 looking West towards North Road



View of rear of Stonecroft with conservatory in foreground.



Rear outrigger to Stonecroft with conservatory visible on left side of image

EXISTING:

The existing conservatory is thermally uncomfortable for much of the year.

The existing Kitchen is dark and in need of modernisation.

PROPOSAL:

The existing Kitchen is to have new side facing doors to increase light into the space and capture garden views.

The conservatory is to be demolished and replaced with a new rear dining extension.

MATERIALS:

Proposed materials are to complement the existing palette of materials.

New rear Dining extension is to have a white render finish, to match the white painted bricks along the side elevation adjacent.

All new doors and windows are to be white heritage style in keeping with the period of the property.

The new roof lantern is to have a slim black external frame.

RELEVANT PLANNING POLICIES:

Mid District Plan

Cuckfield Neighbourhood Plan

District Policy DP 26: Character & Design

The extension is well-proportioned and has been finished in materials suitable for the host dwelling's heritage and design character.

District Policy DP 27: Accessibility & Amenity

The extension is single storey with a modest roof height and does not cause any over-shadowing or overbearing.

Neighbourhood Policy CNP1: Sustainable Design

The proposed design responds positively to the character and heritage of the local area and host dwelling. The modest scale and location of the extension at the rear mitigates any effect on the neighbourhood and streetscape.

Neighbourhood Policy CNP10: Building Extensions

The extension does not dominate and is not overbearing.



Side Elevation of Stonecroft with new windows, kitchen doors & rear extension with lantern light.



Rear Elevation of Stonecroft with new Dining extension.

CONCLUSION:

The proposal is not visible from the street, and is not overbearing to the neighbours due to its modest height and location.

The new side-facing doors and windows look out into a wide garden area within the property and as they are at ground floor level do not cause any overlooking.

The detailing and joinery is to be in keeping with the existing building.