



Planning Statement

Proposal :

Erection of new build detached chalet bungalow.

on land adjacent to:

95C London Road

Burgess Hill

West Sussex

RH15 8NE

Job Number 26/110

18.06.2026

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of our client and in support of a full planning application.



The proposal is to erect an new detached 2 bedroom chalet bungalow adjacent to the existing house known as 95C London Road in Burgess Hill, RH15 8NE.

Existing Site

The application site is an open area of level ground broadly surface dressed with gravel that is accessed directly from London Road and currently under utilised for refuse storage and informal parking. The site is bounded by existing dwellings, close boarded fences and a commercial property to the frontage of London Road. There are no trees or vegetation within the application site and the adjacent house (95C) also falls under the ownership of the applicant.

The site is urban in context and should be considered a highly sustainable location given the proximity of local services, level environment and location of public transport options.

The adjacent property number 95C was a replacement for an existing, now demolished structure and was granted planning approval at appeal on 25th January 2010 ref: APP/D380/A/09/2110710.

Planning consent was recently granted for a domestic extension to the existing adjacent dwelling (95C) on the 1st of April 2026 ref DM/26/0342. This proposed submission is of an identical scale to that approval.

Use

The proposed new chalet bungalow would provide kitchen and living space on the ground floor along with a WC and storage cupboard. To the 1st floor would be a bathroom, and a pair of bedrooms (one single and one double).

To the rear of the property it is proposed to provide a small rear garden and terrace area appropriate for the dwelling and urban context.

Refuse storage on the site is to be rationalised along with the introduction of a dual EV charging point, secure cycle storage and the introduction of some planting.

Scale & Amount

The proposed new dwelling matches the footprint and scale of the previously approved extension to 95C so this should not be contentious. Gross internal floor area is 72.2m² and slightly over the statutory minimum for a 2 bed 3 person dwelling as set out in the statutory minimum space standards guidance.

A reduced ridge height to the adjacent existing property and matching the previous approval ensures a suitable degree of subservience with the overall scale of the proposed dwelling reduced by the proposed barn hip roof format.

Obscured glazing is proposed for the vellums roof windows to the north that serve circulation space and the bathroom to both ensure privacy and restrict overlooking of neighbouring gardens. To the south elevation it is proposed that the bedroom dormers are obscure glazed to 1.7m height above finished floor.

Appearance

The proposed building is of a similar style and palette of materials to that of the existing dwelling. Walls are to be brick with feature arched brickwork over the ground floor windows. The windows are to be double glazed white upvc side hung casements with matching French doors to the rear garden. The roof and porch canopies are to be finished with plain concrete tiles with bonnet tiles used to the hips.

Layout

The proposed dwelling is sited 1200mm from the blank flank elevation of 95C so there are no issues with loss of privacy or natural light in this instance. This position is also just offset from the previously approved extension so again should be uncontentious with respect to siting.

Dual rear access is maintained to the rear garden of 95C along with the existing aspect from the front door. The proposed new dwelling is also accessed from the front of the site in keeping with the existing and providing common security of approach and access. The rear garden to the proposed dwelling will be accessed from the eastern side by means of a new rear gate adjacent to the refuse and recycling bins along with the covered and locked cycle storage.

Access

The existing site access is maintained and a level threshold is proposed for the new dwelling. Whilst the existing gravel finish is less than ideal from an accessibility perspective it is proposed to retain this to reduce unnecessary material waste from the site.

The existing and proposed dwellings do not immediately front the street side along London Road and any public views are tightly restricted / controlled from a distance. To the west, the existing dwelling is visible from London Road and the site entrance. The proposed new dwelling will not be visible from London Road without actively entering the wider site.

Landscaping & Sustainability

The application site is currently devoid of any vegetation or soft landscaping as identified in the submitted preliminary ecological appraisal. It is proposed to introduce the recommended bat box to the building eaves as well as create hedgehog access openings to the new and existing fencing to improve the options for wildlife transit and occupation. A swift brick is also proposed under the eaves on the eastern elevation.

The proposed rear garden will allow for a small area of turf and / or additional container or border planting suitable for a low maintenance urban garden. To the north east corner of the site it is proposed that a modest planter could be formed incorporating appropriate native planting to improve biodiversity albeit in a small way.

The proposed dwelling is in a highly sustainable location and it is proposed that the building envelope is constructed to a higher thermal and airtightness standard than required by the current building regulations and a non-carbon based heating system is proposed along with dual flush WC's and controlled flow rate water fittings.

Heritage Assets

There are no heritage assets within the immediate vicinity of the application site.