

Planning Statement

Single Storey Rear Extension and Loft Conversion

9 Newlands, Balcombe, West Sussex

Prepared by: Buchan Rum Architects

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1. Introduction

This Planning Statement has been prepared by Buchan Rum Architects on behalf of the applicant in support of a planning application for a single storey rear extension and loft conversion at 9 Newlands, Balcombe, West Sussex. The statement sets out the description of the proposed development, the relevant planning policy context, and an assessment of the key material planning considerations.

The application is accompanied by the following drawings:

- Drawing No. 26_003 PL_102_00 – Existing Plans (Ground Floor, First Floor, and Roof Plan)
- Drawing No. 26_003 PL_103_00 – Existing Elevations (Side, Front, and Rear)
- Drawing No. 26_003 PL_110_01 – Proposed Elevations (Front, Side, and Rear)
- Drawing No. 26_003 PL_115_01 – Proposed Plans (Ground Floor, First Floor, and Second Floor)

2. Site and Surroundings

The application site relates to a semi-detached residential dwelling situated at 9 Newlands, Balcombe, West Sussex. Balcombe is a village within the administrative area of Mid Sussex District Council and lies within the High Weald National Landscape (formerly the High Weald Area of Outstanding Natural Beauty).

The existing dwelling is a two-storey semi-detached house with a traditional pitched roof form and external walls finished in render and/or brick.

The surrounding area is predominantly residential in character, comprising detached and semi-detached dwellings of varying scales and styles. The site benefits from a reasonable curtilage to the rear, which allows for the proposed extension without encroachment onto neighbouring land.

3. Proposed Development

The proposed development comprises two distinct elements:

3.1 Single Storey Rear Extension

The proposed single storey rear extension seeks to enlarge the ground floor footprint of the dwelling to the rear. The extension is designed to provide an enlarged open-plan kitchen, dining, and snug space, together with a utility room, laundry, and pantry. A shower room is also proposed within the extended ground floor accommodation.

The extension is to be constructed with materials and finishes to match the existing dwelling, ensuring visual continuity with the host property. The roof form of the extension is designed to be subordinate to the main dwelling, maintaining the primacy of the existing roofline.

3.2 Loft Conversion

The loft conversion proposes to bring the existing roof space into habitable use. The proposed second floor accommodation comprises a master bedroom with en-suite, a landing, and eaves storage. The conversion involves the insertion of rooflights and a dormer window to the rear elevation to provide light and headroom to the new accommodation.

The proposed front elevation retains the existing roofline and appearance of the dwelling from the principal street frontage, ensuring the street scene character is preserved. The dormer addition to the rear is set down from the ridge and within the plane of the existing roof slope, minimising its visual impact on the wider area.

4. Planning Policy Framework and Permitted Development Compliance

The following planning policy documents are relevant to the determination of this application:

4.1 National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF, 2023) sets out the Government's planning policies for England. Paragraph 11 of the NPPF establishes a presumption in favour of sustainable development. The NPPF supports the delivery of a sufficient supply of homes and encourages the effective use of land. Proposals for extensions and alterations to existing dwellings generally accord with the objectives of the NPPF provided they respect the character and appearance of the host dwelling and the surrounding area.

4.2 Mid Sussex District Plan 2014–2031

The development plan for this application is the Mid Sussex District Plan (adopted 2018). The following policies are of particular relevance:

- Policy DP6 (Settlement Character) – requires that development respects and enhances the distinctive character, appearance, and setting of settlements.
- Policy DP26 (Dwelling Extensions and Alterations) – sets out criteria for the assessment of residential extensions, including scale, design, materials, and impact on neighbouring amenity.
- Policy DP34 (High Weald AONB) – requires that development within or affecting the setting of the High Weald National Landscape conserves and enhances the area's natural beauty.
- Policy DP29 (Sustainable Design) – promotes sustainable construction and design principles.

4.3 Mid Sussex Residential Design Guide

The Mid Sussex Residential Design Guide provides supplementary design guidance against which proposals for extensions and alterations to dwellings are assessed. Key principles include ensuring proposals are subordinate in scale to the host dwelling, utilise appropriate materials, and avoid undue harm to the amenity of neighbouring properties.

The proposal has been designed to comply with the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Key compliance considerations include:

- The extension projects 3.35 metres beyond the original rear wall, which is within the limits permitted for a dwellinghouse.
- The development is single storey and loft conversion.
- The design and scale remain subordinate to the host dwelling.
- External materials will match those of the existing dwellinghouse.
- The proposal is located to the rear of the property and does not extend beyond the principal elevation.

5. Design and Amenity

The proposed extension and loft conversion have been carefully designed to respect and complement the character of the existing dwelling and the surrounding area. The key design considerations are addressed as follows:

- **Scale and Massing:** The single storey rear extension is subordinate in scale to the main two-storey dwelling. The loft conversion utilises the existing roof volume and does not significantly alter the overall massing of the property as seen from the street.
- **Roofline:** The principal roofline of the dwelling is retained, preserving the familiar streetscape character. The rear dormer is set within the roof slope, below the ridge, and is not visible from the principal street frontage.
- **Materials:** External materials for the extension will match those of the existing dwelling, including roof tiles, wall cladding, and window joinery. This ensures visual continuity and integration with the host property.
- **Windows and Openings:** The fenestration proposed is in keeping with the established character of the dwelling. Rooflights to the front roof slope are flush-fitting, minimising their visual impact.

5.1 High Weald National Landscape

- The application site lies within or in close proximity to the High Weald National Landscape. The proposed development is modest in scale and confined to the existing dwelling's footprint and roof envelope. The development does not involve the removal of any significant landscape features. The rear extension is not visible from publicly accessible viewpoints and the loft conversion is well-integrated into the existing building. The proposals are considered to conserve and not harm the natural beauty of the High Weald National Landscape, in accordance with Policy DP34 of the District Plan.

6. Conclusion

- This Planning Statement has been prepared in support of an application for a single storey rear extension and loft conversion at 9 Newlands, Balcombe, West Sussex.
- The proposed development has been carefully designed to respond positively to the character and appearance of the existing dwelling and its surrounding context. The proposals are of an appropriate scale and design, utilise matching materials, and are not considered to give rise to harm to the amenity of neighbouring residential properties or to the character of the High Weald National Landscape.
- The development accords with the relevant policies of the Mid Sussex District Plan 2014–2031, the principles of the Mid Sussex Residential Design Guide, and the objectives of the National Planning Policy Framework. It is respectfully requested that the Local Planning Authority resolve to grant planning permission for the proposed development accordingly.

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