

B274579

7 Maude Singer Way, BN6 9GF

Heritage Statement

Proposed ground floor rear extension

Purpose of this document

This document has been prepared by Resi Design LTD as part of a Householder submission to Mid Sussex Council. This statement is in support of the proposed ground floor rear extension at 7 Maude Singer Way, BN6 9GF.

Design

The extension has been designed to be unobtrusive by virtue of its placement, wherein any potential impact to the neighbouring property in terms of loss of daylight, outlook or privacy is minimised by both the distance from the extension to the common boundary, and by the existing garage being in between the proposed extension and the common boundary and therefore acting as an existing buffer between the two. All materials and detailing have been chosen to match the existing property as far as feasible.

Context

The property, along with the surrounding properties, are utilised for residential purposes. The property is located towards the northern end of Hurstpierpoint, on the south-west corner of Maude Singer Way, and is a detached property.

Planning

The site is part of a larger development which originally received planning approval in 2014. Since then, it is the only property in the vicinity that has had a planning approval - Reference DM/21/4184 - Loft conversion with two dormers and a roof light to the front and a dormer and a roof light to the rear - Approved 27 Jan 2022.

Proposed Design

The proposal is for a ground floor rear extension to both create a better layout to the floor plan (along with internal alterations) while also proposing an attractive extension whose rear and side walls will be set back from the main property's rearmost wall and side wall. It is set away from the common boundary with No. 9 Maude Singer Way, and the existing garage is also an existing visual buffer between the proposed extension and the neighbouring property, so there will be no impact on the neighbour in regards to privacy, outlook, or access to daylight. Careful consideration was given to making the extension only as large as it needs to be and to ensure that all materials proposed are either matching or complimentary to the materials already found on the property. On the side elevation fronting Maude Singer Way, additional windows are proposed to bring light into the stairwells. These have been designed to match the existing windows on this side of the property as far as feasible.

There is an existing raised decking area to the rear garden with seating - part of the proposal aims to extend this decking area, matching its level as well as its material composition. A timber pergola is included with a height that is to fall below the eaves line of the existing garage and tucked behind it, again to minimise the impact on the neighbour as far as feasible. All planters proposed within the perimeter of the property boundary / boundary walls will not project any higher than the existing height of the boundary walls, and will therefore not be visible from the street / public vantage points.

Heritage Statement

It is considered that the proposal will not alter the character of the existing property or harm its significance as a heritage asset, rather it will enhance its appearance and original use as a single family dwelling. For the above reasons the proposed extension works will not have an impact on the significance of the conservation area.

Access and Considerations

Access and transport

Access to the property is to remain unchanged.

Light and overshadowing

There will be no impact on the adjoining properties.

Privacy

There will be no impact on the sites or adjoining properties privacy.

Trees or shrubs

There will be no impact on trees or shrubs.

Street Scene

The proposed works are to the rear and will not be visible from the street.

Car Parking

No change to the current parking arrangement is proposed.