

PLANNING AND DESIGN AND ACCESS STATEMENT

Site: 151A London Road, Burgess Hill, RH15 8LH

Context

This is a Planning and Design and Access Statement in accordance with statutory requirements and subsequent guidance.

This statement accompanies and supports an application being made to Mid Sussex District Council in respect of a change of use of an annexe and workshop to a separate dwelling. The overall increase in footprint and massing is the same compared to the property and the garden area which exists.

The property is currently being lived in by the applicant and owner, however the joinery workshop is empty due to the applicant and owner relocating his business to Cuckfield almost two years ago as he wanted a larger premises and one more suitable to his needs.

The proposal has been carefully considered so as to respect the local environment, accord with relevant adopted development plan policies and provide an appropriate dwelling in the middle of Burgess Hill.

Amount

Currently the site consists of the existing building and curtilage. The size is set within policy objectives and is in the town of Burgess Hill, please see the included existing and proposed drawings, site and location plans.

Layout

There is currently ample garden for the property, with the garden area to the west of the property.

Very careful consideration has been given to the proposal, in order to maintain this garden area. In particular the design of the proposal, ensures that the setting and impact on the neighbouring properties is no worse, this is assisted by the retention of all the existing boundary walls and fences.

The layout ensures optimum accessibility to the existing and future occupiers of the dwelling with good access throughout and the proposal has been designed to retain the safe environment for residents.

Scale

The application site is in the town of Burgess Hill. The appearance and design of the existing building will be unchanged and relates to the character of the surrounding mixed style of dwellings in the area.

The proposal will create a small family home for the applicants needs.

Landscaping

The design takes into account all the features within the site. Therefore the existing curtilage will be retained and the relationship between this and the proposal will remain with the current ratio.

Appearance and Design

I have taken into account maintaining the visual aspect of the area respecting both the bulk and scale of the property. The external appearance of the dwelling will remain making use of the all the existing windows and doors set within the existing external walls. This will accord with the individual distinctiveness of the property and immediate area.

Access

Parking provision is included in the layout will remain unchanged, with no facility to be able to park cars within the site. Currently the applicants park on the street. With the loss of the joinery workshop use, customers do not visit the site anymore, so the general reduction on parking has been greatly reduced in the locality. There is sufficient space to enable emergency vehicles to easily reach the property. The site is on fairly level ground therefore pedestrian access is easily accessible to the front of the property as this has always been the case.

History and Policy Approach

This proposal is proportionate in both scale and massing when compared to the existing dwelling and most of the neighbouring properties. Full consideration has been given to determining the scale and detailed design with regard to Government Guidance and Statements and Local Development Plan Policies.

Conclusion

This proposal is an appropriate response for my clients to create a single dwelling from an annexe and workshop to make a small usable home in the middle of Burgess Hill. We have emphasised that the scheme has been carefully designed, to ensure it meets the aims and objectives of policy guidance and represents an environmentally sound development, this is achieved without changing the external appearance of the existing building.

