

Planning Statement

38 Foxglove Close, Burgess Hill

May 2026 Rev 00

1. Introduction

This Planning Statement has been prepared in support of an application for proposed residential extension and internal remodelling works at 38 Foxglove Close, Burgess Hill.

The application relates to alterations and extensions to an existing lawful single dwellinghouse to improve the quality, functionality and usability of the accommodation for modern family living. The proposals are illustrated on drawing PL_119_02 Proposed Plans & Elevations Option 7.

2. Site and Surroundings

The application site comprises an existing detached residential dwelling located within an established residential area of Burgess Hill.

The surrounding area is characterised by modern residential development comprising detached and semi-detached family dwellings of broadly similar scale and appearance. Extensions and alterations to dwellings within the area are common and form an established part of the evolving residential character.

3. Proposed Development

The proposals comprise:

- Rear and side extensions;
- Internal remodelling to create improved open-plan living accommodation;
- Alterations to external elevations and fenestration; and
- Associated ancillary residential development.

The proposed layout seeks to improve the functionality of the dwelling through the creation of enlarged family kitchen, dining and living spaces with enhanced connectivity to the rear garden.

The proposed extensions have been designed to remain subordinate to the existing dwelling and integrate appropriately with the original property.

4. Permitted Development Compliance

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 metres beyond the original rear wall, which is within the limits permitted for a dwellinghouse.
- The development is single storey.
- 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 development has been carefully designed to respect the scale, appearance and character of the existing dwelling and surrounding residential area.

The development would not appear visually dominant or incongruous within the street scene and would preserve the character and appearance of the surrounding residential environment.

6. Conclusion

The proposed development represents a well-considered and proportionate residential extension which would enhance the functionality and quality of the existing dwellinghouse while remaining sympathetic to the character of the property and surrounding area.

The proposals would not result in unacceptable impacts upon neighbouring amenity or the wider street scene and are considered to comply with the relevant local and national planning policies relating to residential extensions and good design.

Accordingly, it is respectfully requested that planning permission / a Lawful Development Certificate be granted.

End