

90 Valebridge Road Burgess Hill RH15 0RP

Planning Statement as part of a Householder Planning Application

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1. Introduction

The Application is for the remodelling and extension of the existing dwelling; primarily a new roof structure with a first floor and a single storey rear corner infill extension behind the garage.

The existing house is a bungalow of limited visual appeal. It has also been added to and extended over the years including a brick addition on the south elevation and a garage on the north.

The house stands in a good sized plot on the east side of Valebridge Road, has its own driveway entrance, off street parking and garage, with a garden to the rear and has established hedges and ‘green screening’ to neighbours each side and also to the public road at the front



Photograph of the front elevation



Photograph of the rear elevation

2. The Site and Surroundings

Valebridge Road is not in a Conservation area and has no other special designation. It is a residential suburban road with a variety of different size and style houses, some bungalows and some two storey houses.



80 Valebridge Road is a bungalow with a first floor added, north/south main roof with gable front to right and gable front dormer



103 Valebridge Road, a two storey house opposite number 90



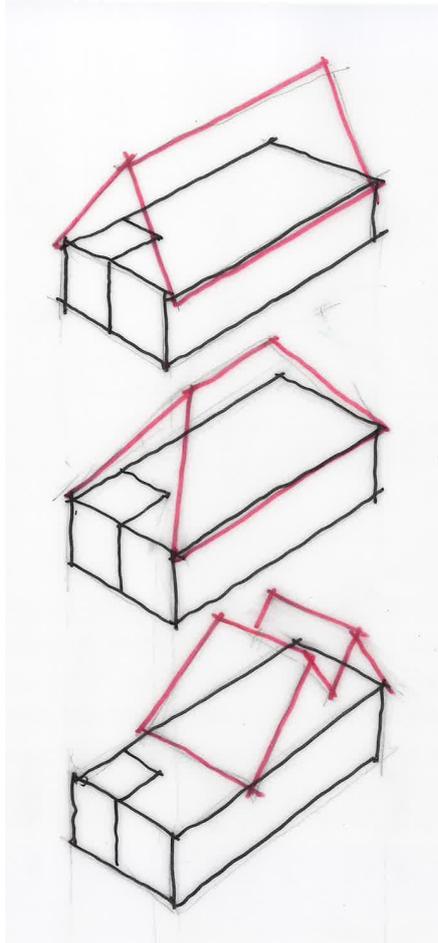
Glenhaven is a two storey house of gable fronted house with a fairly contemporary style, located six plots north from number 90



Newdean is four plots north of number 90, a two storey house.

3. The Proposal – Design etc

The proposal is to add a first floor to the existing single storey dwelling. The proposal is a double gable fronted house, leaving the flat roof over the garage and over the south side extension. This form has been arrived at through the design process as the sketches below explain;



The obvious solution – add a pitched roof that runs side to side (north to south). This creates a large visual mass/block of roof and then requires dormers front and rear and a dormer roof will give the impression of ‘loft conversion’ rather than single cohesive design. More importantly the gable at each end is significant in scale near the side boundaries and neighbours

Developing the ‘obvious solution’ above – add a hip to each end to soften the shape and reduce neighbour impact, but this then quite significantly reduces the usable first floor space/volume

Run a pair of pitched roofs front to back. This means the roof slopes away from the south boundary and doesn’t overbear and on the north side no real change as the flat roof remains. The gables allow for windows front and rear and overall makes for a cohesive design with a house that reads as a whole rather than bungalow with loft conversion’

The thought process above along with some finessing and detail around the front door area has lead to the design shown in the Application drawings



4. Planning Considerations and Neighbours

The design is respectful of the neighbours to north and south and this is demonstrated on the proposed elevation drawing by a 45 degree line from the boundary. The proposed design and first floor does not come outside/above this line so does not harm overshadow or overbear the neighbours.



The new mass and height of the building is kept to the centre of the site.

The front elevation is well set back from the road so the house doesn't 'loom' over the pavement – apart from the canopy over the front door the house is no further forward.

At the rear the nearest neighbours are some 40 meters away so the proposed balcony should present no overlooking on neighbours particularly when the existing rear hedges to boundaries are considered.

5. Access

The access into the house remains the same with no proposed changes to driveway or entrance doors etc. With some adaption such as a ramped front entrance could be wheelchair suitable having a ground floor bedroom and bathroom.

6. Landscape

The proposal retains a driveway to the front and gardens to the rear.

Existing trees and bushes etc remain unaffected by the proposal.

7. Sustainability

The proposed house remains as a single dwelling house so there is no fundamental change to matters such as transport and the house in the local environment and infrastructure and creation of additional floorspace mainly within the existing house footprint is an efficient way to increase density.

Overall the energy efficiency of the proposal once built will be an improvement on the existing house, through much better insulation in walls, roof and windows and more efficient boiler/heating systems

Consideration at early stages of the project was given to demolition and a replacement dwelling however it is more economic and sustainable to re-use the existing house.

8. Conclusion

The proposal is of an appropriate size, scale and appearance and will not be overbearing within the street scene and is of good design and appearance.

Overall the proposal is not harmful or contrary to Policy therefore it is requested that Planning Permission be granted