

Design, Access and Planning Statement

Planning application for a single storey rear extension, first floor front extension, part garage conversion to office space and a loft conversion with dormers.

Common View,
83 Folders Lane,
Burgess Hill
RH15 0DY

To be read in conjunction with Spruce Architecture's Drawings;

SP-0526.01 – Site and Location Plan
SP-0526.02 – Existing Elevations and Sections
SP-0526.03 – Existing Floor Plans
SP-0526.04 – Proposed Floor Plans
SP-0526.05 – Proposed Elevations



View of the existing building looking South

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1.0 Introduction

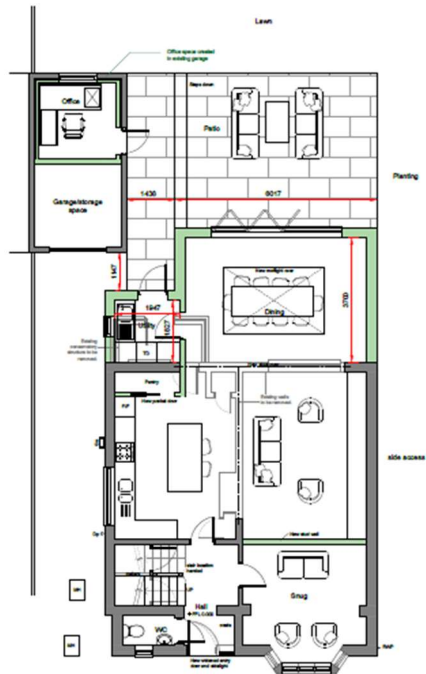
- 1.1 This design and access and planning statement forms part of the documents submitted to support the planning application for a single storey rear extension, first floor front extension, part garage conversion and a loft conversion with dormers to the existing detached Common View residential dwelling.
- 1.2 This statement is to be read in conjunction with Spruce Architecture's drawings as listed on the cover.
- 1.3 This statement describes the existing site, the design and rationale for the proposed works and planning history for the site.
- 1.4 Also contained within this statement are existing photos of the site.

2.0 The Site

- 2.1 Common View is a detached house set within a generous site, primarily grassed with a private driveway and a garage to the side.
- 2.2 The existing dwelling is a two-storey with facing masonry, red clay hanging tiles and plain clay tiles to the roof.
- 2.3 The surrounding area is characterised by detached properties.
- 2.4 The vicinity provides some services and facilities, including schools, recreation ground and a train station.
- 2.5 No other known constraints or designations relate to the Application Site. The site is not within any 'valued landscape' for the purposes of paragraph 174 of the NPPF. The site does not lie within an area that is identified as being at risk of flooding.
- 2.6 To date, the current building had no alterations since it granted permission for an entrance porch & cloakroom in 1986 and a bay window to the living room in 1992.
- 2.7 The neighbouring dwelling no. 81 Folders Lane was redesigned via application number DM/20/3584 that proposed an enlargement through the erection of two storey side extension and a loft conversion with dormers.
- 2.8 The site lies within the development boundary in a predominantly residential area.
- 2.9 There are no tree preservation orders in place on the site.
- 2.10 Photographs of the existing site are contained within Appendix 1 of this document.

3.0 The Proposal

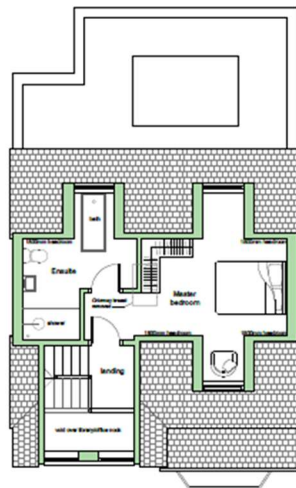
- 3.1 Single storey rear extension with a flat roof, enlargement to the first floor and a loft conversion with front and rear dormers.
- 3.2 The rear extension will incorporate a new kitchen and a utility room with large bifold doors which leads to the rear garden.
- 3.3 The proposed extension has been designed to exceed minimum space standards to provide spacious open plan living space.
- 3.4 The ground floor of the proposal consist of a new rear extension. Upstairs involves a small enlargement to the first floor to match the ground floor external wall/ front porch and additional stairs which lead to the dormers created in the loft space.
- 3.5 The site plan intentionally replicates the appropriately-scaled detached dwellings within the plots with car park spaces to the front.
- 3.6 The proposed ground floor extension draws its design cues from the wider vernacular material palette as well as the existing property through the use of masonry to match the existing. The first floor and dormers are proposed to have cedar cladding system to match neighbouring properties as well as plain clay tiles to the roof.
- 3.7 There are no trees on site which will be impacted by the proposal.
- 3.8 No additional post and rail fences are proposed to be included.
- 3.9 It is envisaged that the dwelling will comprise facing masonry infill to the ground floor and cladding to the first floor and dormers.
- 3.10 The **use** of the application property would remain residential.
- 3.11 The **layout** of the existing dwelling is fundamentally improved; the clients are seeking to make better use of the existing property through enlargements and visual appearance.
- 3.12 No **landscaping** proposals are proposed in connection.
- 3.13 Vehicular **access** to the property is via Folders Lane and will remain with no changes proposed.
- 3.14 Parking arrangements will also remain unchanged.



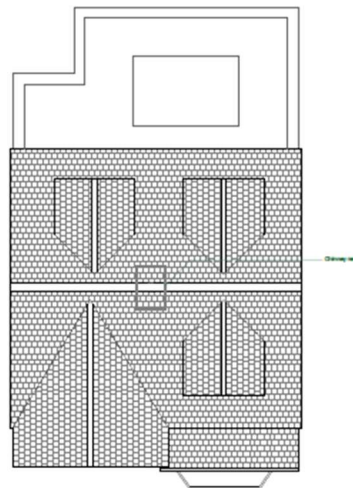
Proposed Ground Floor Plan
1:100



Proposed First Floor Plan
1:100



Proposed Second Floor Plan
1:100



Proposed Roof Plan
1:100

Proposed floor plans (not to scale)

4.0 Planning History

4.1 The planning directory for Mid Sussex shows the following planning history for the property

Reference	Address	Description	Decision	Date
BH/078/86	Common View Folders Lane Burgess Hill West Sussex RH15 0DY	Entrance porch and cloakroom	Approved unconditionally	14/04/1986
BH/239/92	Common View Folders Lane Burgess Hill West Sussex RH15 0DY	Small lounge extension with bay window	Approved unconditionally	04/11/1992

4.2 The planning directory for Mid Sussex District Council shows the following relevant recent planning history for surrounding properties.

Reference	Address	Description	Decision	Date
DM/20/3584	81 Folders Lane Burgess Hill	Two storey side extension and loft conversion with dormers. Amendment to the roof design following DM/18/4322.	Approved	18.11.2020
DM/18/1825	Rustlings 82 Folders Lane Burgess Hill West Sussex RH15 0DX	Demolition of existing garage east of chalet bungalow, removal of rear south facing conservatory and storage area. Proposed two storey side extension, single storey rear flat roofed extension with existing and proposed roofs linked together.	Approved	21/06/2018
DM/16/4041	Asbrook 96 Folders Lane Burgess Hill West Sussex RH15 0DX	New 2 storey, 3 bedroom dwelling with detached garage and shared existing vehicular access.	Approved	27/01/2017
DM/15/0962	Whitegates 87 Folders Lane Burgess Hill West Sussex RH15 0DY	Single storey sun lounge extension to rear.	Approved	23/04/2015
DM/15/1591	Tremaine 86 Folders Lane Burgess Hill West Sussex RH15 0DX	Removal of existing conservatory, erection of a two storey rear extension, first floor side extension and two storey front extension. Amended plans received 16/06/15.	Approved	31/07/2015

5.0 National Planning Policy Framework (NPPF)

- 5.1 The revised NPPF is focused achieving sustainable development. The NPPF clarifies that *"at a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs"* (taken from Resolution 42/187 of the United Nations).

Paragraph 8 of the framework sets out that in planning terms in order to achieve sustainable development there are *"three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives)"*. These objectives are economic, social and environmental, which *"should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area"* (paragraph 9).

- 5.2 Section 4, Paragraph 38 of the Framework states that *"Local planning authorities should approach decisions on proposed development in a positive and creative way"* and should work *"proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area"* and that decision makers in planning departments *"at every level should seek to approve applications for sustainable development where possible"*
- 5.3 Section 11 is entitled 'Making effective use of land'. Paragraph 119 confirms that *"Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions"*

Paragraph 124;

(d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure); and

e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well- designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers. They should also allow mansard roof extensions on suitable properties where their external appearance harmonises with the original building, including extensions to terraces where one or more of the terraced houses already has a mansard. Where there was a tradition of mansard construction locally at the time of the building's construction, the extension should emulate it with respect to external appearance. A condition of simultaneous development should not be imposed on an application for multiple mansard extensions unless there is an exceptional justification.

5.4 130. Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

f) create places that are safe, inclusive, and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The proposal has been carefully designed to complement the character of the surrounding area using material and forms commonly found in the local area. The proposal is designed to respond to the existing site and vernacular materials.

- 5.5 Paragraph 127 (b) *"states make more effective use of sites that provide community services such as schools and hospitals, provided this maintains or improves the quality of service provision and access to open space."*
and furthermore;

153. Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures.

Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical

protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.

- 5.6 *174. Planning policies and decisions should contribute to and enhance the natural and local environment by:*

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

- 5.7 Section 9 discusses sustainable transport, including the need to support opportunities, and give priority to walking, cycling and public transport, in addition to creating places that are safe, accessible, address the needs of people with disabilities, and are designed to enable charging of plug-in and other ultra-low emission vehicles.

Paragraph 105 of the Framework confirms that *"Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making."*

Paragraph 122 states that *"decisions need to reflect changes in the demand for land... applications for alternative uses on the land should be supported, where the proposed use would contribute to meeting an unmet need for development in the area."*

Paragraph 124 discusses the need to achieve appropriate densities. *"Account needs to be given to the identified need for different types of housing and the availability of land suitable for accommodating it, local market conditions, sustainability, existing character and setting"* and *"the importance of securing well-designed, attractive and healthy places."*

5.8 Section 12 refers to achieving well-designed places. Paragraph 126 states "The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development..."

Paragraph 130 sets out that *"decisions should ensure that developments:*

- a. will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b. are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c. are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d. establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e. optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*

f. create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."

- 5.9 Paragraph 131 notes that *"trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highway officers and tree officers to ensure that the right trees are planted in the right places and solutions are found that are compatible with highways standards and the needs of different users".*

6.0 Mid Sussex local plan

6.1 The Mid Sussex Core Strategy Local Plan sets out the Council's spatial vision for Mid Sussex up to 2031 and the primary land-use policies to deliver it. It is the key strategic Local Plan upon which other development plan documents will be based. The Core Strategy is in line with the National Planning Policy Framework (to 2027), consistent with the South East Plan (Regional Strategy) to 2026 and the Council's Community Strategy to 2020.

6.2 Policy DP26 entitled Character and Design states;

' All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development: Delivering housing through infill development on underused land;'

- (1) Creates a sense of place while addressing the character and scale of the surrounding buildings and landscape*
- (2) Is of high quality design and layout and includes appropriate landscaping and greenspace*
- (3) Protects open spaces, trees and gardens that contribute to the character of the area; Providing additional allotments through improvements and extensions;*
- (4) Does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution*
- (5) Positively addresses sustainability considerations in the layout and the building design;*

7.0 Summary

- 7.1 In summary, the proposal is to provide a new single storey rear extension to create an improved dining space, a master bedroom to be created in the loft as dormers as well as to partially convert the existing garage to create a habitable office space that is comfortable and can be use all year round.
- 7.2 The design of the extensions are sympathetic to the existing dwelling and surround properties in both appearance and form.
- 7.3 The proposal as evidenced above meets a number of local and national planning policies and strategies.

Appendix

Existing photographs of the site



Photograph showing the existing rear garden, garage and neighbouring property.



Photograph showing the existing rear garden, conservatory to be removed and neighbouring dwellings.



Photograph showing front of the property, location of the small extension to the first floor and front dormer.