



**Written Design Statement – 45 Priory Way, Haywards Heath –
Two storey rear extension**

Site

The application site is a detached, two-storey, three-bedroom house. The building is situated within an irregular (wedge) shaped plot of land at the end of the cul-de-sac section of Priory Way, the plot being bounded on three sides by the rear gardens of neighbouring houses.



Figs.1 and 2: 45 Priory Way (application site marked with a red pin above and red outline below)



The environs of the site are almost exclusively residential, with houses generally of two storeys in height plus pitched roof.

Proposals

It is proposed to enlarge the house with a new two-storey extension with associated minor internal alterations. At ground floor level, the extension will accommodate an improved and enlarged kitchen area that will open up directly to the garden and give views to the rear patio area. The new kitchen will free up space to create a larger dining area and lounge within the volume of the existing house. One great benefit of the GF layout is that the existing reception room at the front of the existing house will be able to be used as a separate living room, shut off from the other open-plan family spaces. The GF layout plan will accommodate a new WC, which, in turn, will allow the existing WC to become a utility/laundry room.

At first floor level the extension will provide an additional (master) bedroom and ensuite to accommodate the applicants' growing family of four.

Design

The plan outline of the new extension has been designed to respond in turn to the unique shape of the plot. The proposed floor-plan gives the following features that optimise the extension in functional terms whilst giving interesting architectural form and minimising impact on neighbouring properties:

- 1) The footprint keeps the walls of the extension at minimum 3.6m from any adjacent site boundary
- 2) The extension walls are stepped back from the principal front and rear elevations to give a subservient plan layout. The proposed hipped roof adds to the subservience of the extension by contrast with the stronger gabled form of the main house roof.
- 3) By extending exclusively to the north-east, the proposals do not affect the principal and most-used area of garden – namely the larger lawn area and surrounding planters.
- 4) The new wall and windows to the south side of the kitchen extension gives direct views to the patio area, creating a closer relationship between the kitchen interior and external dining table.
- 5) Exterior access to the rear garden is maintained between extension and garage.
- 6) Of all adjacent neighbours, the extension is sited closest to no. 49 Priory Way. However, their site-facing façade is a windowless gable wall and as such, their amenity will be minimally affected by the proposals. Other neighbours opposite the extension walls are further off, with perpendicular distances of well over 20m to neighbouring rear elevations.
- 7) It is proposed to obscure the windows of the master ensuite window to prevent downward views to the driveway of no. 49 Priory Way. All other views from the

master bedroom windows are considered to be sufficiently far off the gardens of neighbours and sufficiently screened by existing and longstanding boundary planting so as not to create any new or undue overlooking conditions.



Fig. 3 – Photo as existing, taken from rear garden showing, in particular the windowless gable wall of neighbouring no. 49 Priory Way (left of picture), which will sit opposite the east wall of the new extension.



Fig.4 – Additional aerial view of the site (see red pin)

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Conclusion

The proposed extension will provide the applicants with the opportunity to future-proof for their needs in the long term, by creating additional bedroom space and varied and separable living spaces - all within a footprint and siting that protects the amenity of the existing garden and which ensures that no individual neighbour will experience an undue loss of amenity or privacy.

END

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