

T h e O l d C o a c h H o u s e



Ms Heather Weston and Mr Nick Gardiner
Design and access statement

Ms Heather Weston and Mr Nick Gardiner – Summary

Design and Access Statement

Proposed Single-Storey Rear Extension Replacement of Existing Conservatory and small infill extension to the front ground floor.

Property Address: The old Coach House RH16 4BQ

Applicant: Ms Heather Weston & Mr Nick Gardiner

Date: 22 May 2025

1. Introduction

This Design and Access Statement accompanies a householder planning application for the proposed demolition of an existing rear conservatory and its replacement with a single-storey rear extension at the above address. The extension will provide improved living space, better thermal performance, and a design more in keeping with the character of the existing property.

2. Site and Context

The property is a two-storey semi-detached dwelling located in a residential area. The rear garden is of sufficient depth to accommodate the proposed extension, which will be set within the footprint of the existing conservatory. The neighbouring properties are of a similar style, and some have undertaken similar extensions in recent years. There are no listed buildings nearby, and the property is not within a conservation area.

3. Design Use

The extension will be used as part of the domestic dwelling, providing an enlarged open-plan kitchen and dining area.

Amount The proposed extension will measure approximately 5.1 metres in depth from the original rear wall of the house and span the width of the existing conservatory 3.5 metres. It will remain single-storey and not exceed the height of the existing conservatory structure.

Layout The extension will improve internal circulation and create a more functional family living space. The open-plan layout will connect the kitchen, replace the dining with direct access to the garden, and it also forms some storage and utility to the replacement rear extension. The front small infill extension will act as a shower ensuite to an existing bedroom.

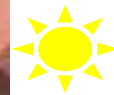
Scale The scale of the proposed extension is modest and proportionate to the existing house and garden. It remains subservient to the main dwelling and does not adversely impact neighbouring properties.

Appearance The extension will be constructed using materials that give a modern aspect to the existing dwelling facade. Fenestration will consist of double-glazed doors and windows in a style complementary to the existing property.

4. Access/Vehicular and Transport Links :- The proposal does not affect existing vehicular access, parking arrangements, or transport links. The site remains accessible via the existing driveway and public footpath.

Inclusive Access As a ground-floor extension, access is level and suitable for all users. It will comply with Part M of the Building Regulations regarding access to and within the building.

5. Conclusion The proposed rear extension is a modest and high-quality addition to the property, replacing an outdated conservatory with a more practical and energy-efficient space. It is in keeping with the character of the area, respects the privacy and amenity of neighbours, and complies with local planning policy. The applicant respectfully requests that the application be approved.



The old Coach House RH16 4BQ



Boundary sight lines

Rear garden view of existing extension



Boundary sight lines

Front garden view of House

The Old Coach House haywards heath



1



2



Key



5



3



4

D e s i g n i m p r e s s i o n



Existing



Proposed