

Design & Access Statement

Proposed Works @ 47 Downs View Road, Hassocks, BN6 8HY
August 2025

Introduction

This Design and Access statement supports the planning application for a single-storey and double-storey rear extension at 47 Downs View Road, Hassocks. The proposal aims to provide additional living accommodation while respecting the character and scale of the existing property and surrounding area. The statement outlines the design rationale, site context, access arrangements, and how the scheme aligns with local planning policies and environmental considerations.



Photo of rear elevation

The Site & Design Principles

Context and Character

47 Downs View Road is a detached family home situated within a residential area characterised by predominantly two-storey houses with traditional brick and tile construction. The property currently benefits from a single-storey rear extension with a flat roof. The surrounding streetscape exhibits consistent architectural features, including pitched roofs and a mixture of brickwork and tile finishes, contributing to a cohesive neighbourhood character.

Scale and Massing

The proposed development comprises a two-storey rear extension extending over the existing ground floor extension, increasing internal space with an additional bedroom and ensuite. The single-storey extension enlarges the kitchen and family areas, ensuring a balanced and subordinate massing that respects neighbouring properties. The design carefully considers the height, depth, and width to harmonise with the existing building form and avoid overshadowing or overlooking.

Materials and Appearance

Materials will match the existing brick and roof tiles to ensure visual continuity. The design incorporates a pitched roof on the two-storey extension to blend seamlessly with the original roofline, while the single-storey extension will feature a parapet flat roof with a roof lantern to enhance natural light. Windows and doors will use materials and detailing consistent with the existing house.

Parking Provision and Access

The existing driveway provides sufficient off-street parking for the property. Although the garage is being converted into office and storage space, it was not originally suitable for parking purposes and therefore its loss as a parking space will not impact the overall parking provision. Access to the rear garden will be maintained through existing side gates. The development will not alter the existing vehicular access or create new access points.

Heritage Considerations

The property is not located within a conservation area, nor is it a listed building. There are no designated heritage assets on or adjacent to the site. Therefore, the proposal is not anticipated to affect heritage significance.

Planning Policy Context

The proposal complies with the local planning policies set out in the Mid Sussex District Council Local Plan which supports sustainable development that respects local character, promotes good design, and protects residential amenity. The scheme also aligns with the National Planning Policy Framework's emphasis on high-quality design and sustainable development.

Tree and Hedge Protection

There are no significant trees or hedges on site affected by the proposed works immediately adjacent to the house. However, there are trees located at the bottom of the garden, which

have been shown on the site plan. These trees will be protected during construction to preserve the existing landscaping and maintain privacy and visual screening for neighbours. There are currently no Tree Preservation Orders (TPOs) affecting trees on this site.

Biodiversity

The design seeks to avoid adverse impacts on local biodiversity. Existing green spaces will be retained where possible, and opportunities to enhance biodiversity, such as planting native shrubs or installing bird boxes, will be considered as part of landscaping.

Green Infrastructure Statement

The proposal supports green infrastructure objectives by retaining garden space and incorporating soft landscaping that contributes to local amenity and wildlife corridors. The design respects the balance between built development and natural environment.

Wildlife Triggers

No protected species surveys have identified constraints on development at this site. The proposal does not involve demolition or works that would likely disturb protected wildlife habitats.

Flood Risk

The property is at very low risk of flooding. The proposed development will not increase flood risk on or off-site, and drainage will be managed in line with current best practices.

Nutrient Neutrality

In line with local environmental regulations regarding nutrient neutrality, the development does not increase nutrient load to protected water bodies. Measures to mitigate nutrient impacts will be followed if required during the planning process.

Summary

The proposed single-storey and double-storey rear extensions at 47 Downs View Road are sensitively designed to enhance living space while respecting the existing building's scale, character, and neighbouring amenity. The scheme aligns with planning policies and environmental considerations, preserving the local context and supporting sustainable development.