

PROJECT NO: 2026-04
PROJECT: Proposed Alterations & extensions
LOCATION: Chideock, Valebridge Road, Burgess Hill

DESIGN & ACCESS STATEMENT

INTRODUCTION

This statement accompanies a householder planning application for alterations and extensions to the existing dwelling known as Chideock, Valebridge Road, Burgess Hill.



Location Plan showing proposed site

The site is to be accessed directly off Valebridge Road utilising the existing vehicular access.

SITE AND SURROUNDINGS

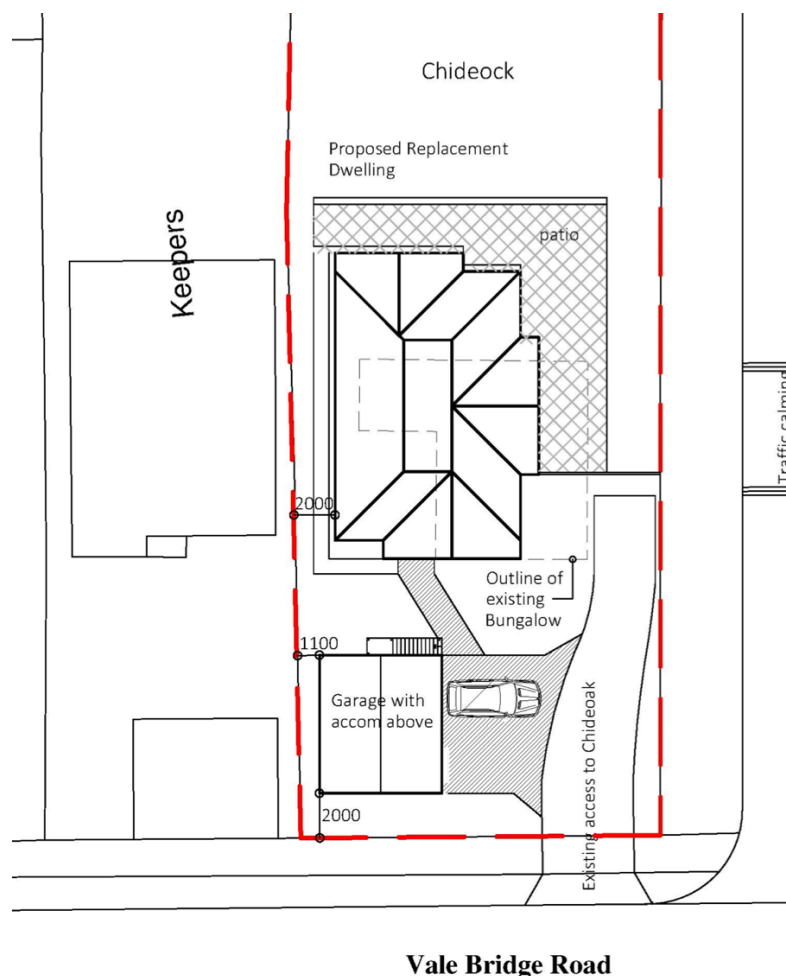
The application site itself is currently a detached bungalow with a large detached garage that are located on the eastern side of Valebridge Road in Burgess Hill.

The entire site including the area proposed for the extended dwelling, associated gardens and the new road access amounts to some 0.0524 of a hectare.

The District Boundary of Mid Sussex District Council and Lewes District Council runs across this site from north to south. This proposal for alterations and extensions lies to the east of the plot and therefore the scheme site area is within the Lewes DC area. This is confirmed by the previous planning approval which was determined by Lewes District Council.

The area around the application site is predominantly residential in character. The new dwelling has been purposefully sited to maintain suitable amenity space for the building for future occupiers. There will be no detrimental effect on any neighbouring properties by siting the dwellings in this position.

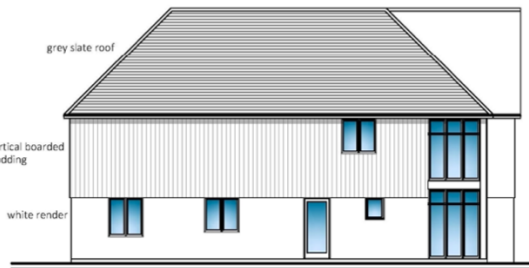
The property known as Chideock has been approved to be replaced with new two-storey dwelling under LW/19/0728 by Lewes District Council. Mid Sussex District Council ref: DM/19/3910 also refers to this approval.



Location Plan of previously approved proposal LW/19/0728



Rear Elevation - east



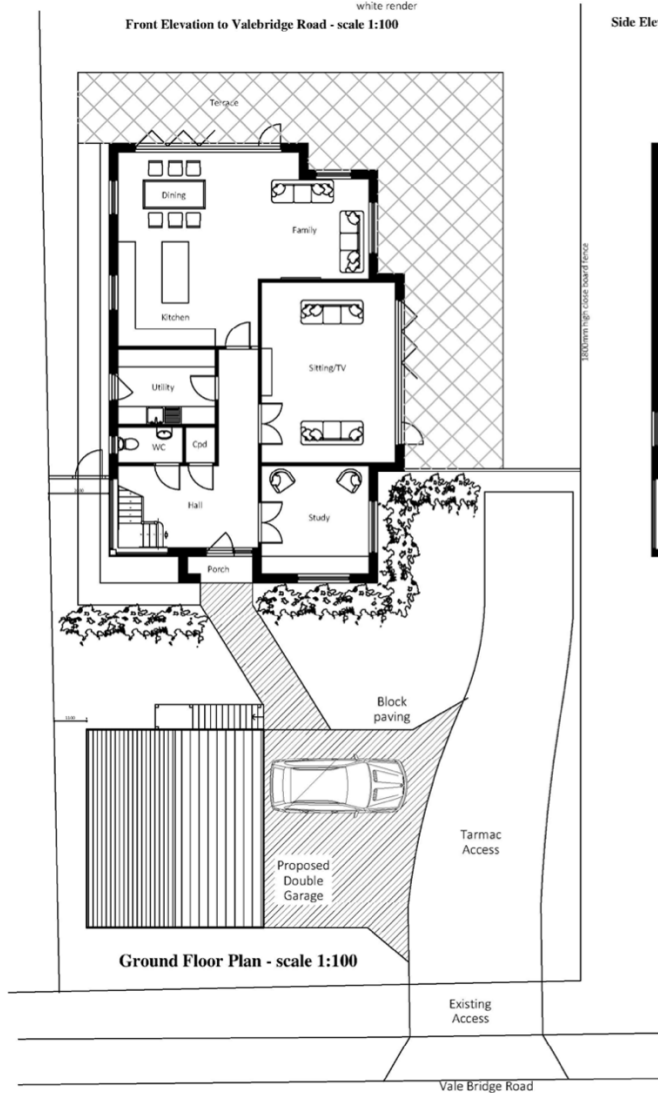
Side Elevation - north



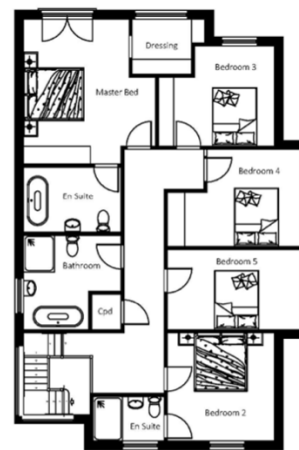
Front Elevation to Valebridge Road - scale 1:100



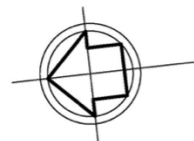
Side Elevation to Mill Rose Way - south



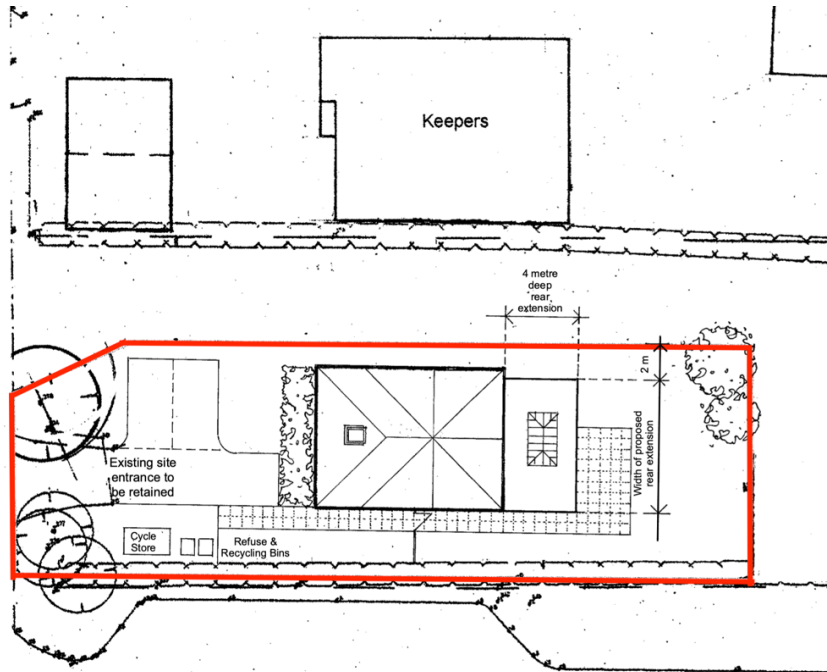
Ground Floor Plan - scale 1:100



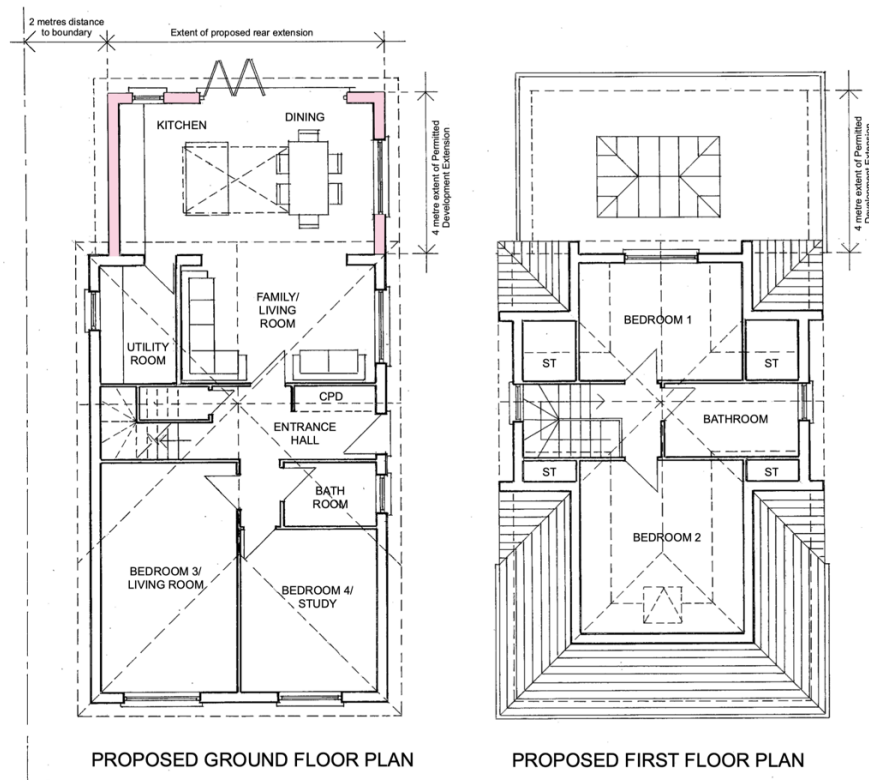
First Floor Plan



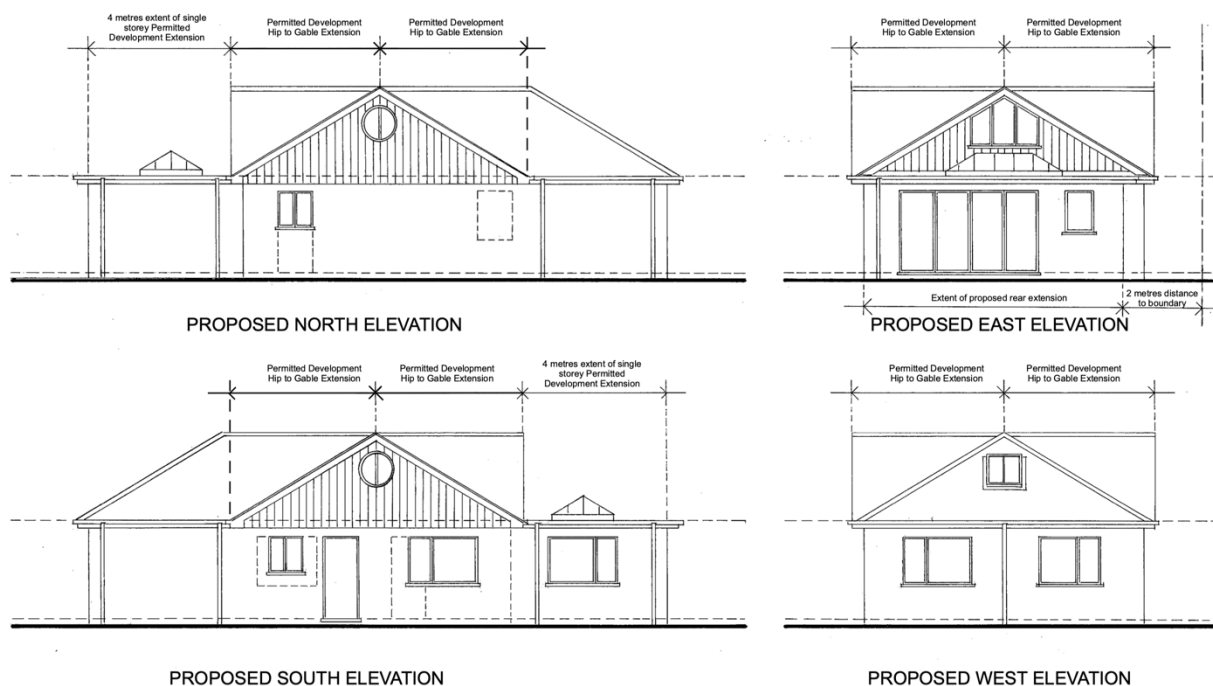
The property known as Chideock has been the subject of a Certificate of Lawful Development (DM/25/2091) that confirmed that the proposed 4 metres deep, single storey rear extension and 3 no. hip to gable extensions to the sides and rear of the existing property were within the permitted development rights of the property.



Site Plan of confirmed Certificate of Lawful Development DM/25/2091



Floor Plans of confirmed Certificate of Lawful Development DM/25/2091



Elevations of confirmed Certificate of Lawful Development DM/25/2091

PLANNING HISTORY

The site has been the subject of the following previous planning applications:

- Application No: DM/25/2011 & LW/25/0184 for remodelling of bungalow into a two-storey dwelling, including first-floor and two-storey rear extensions, fenestration alterations with associated landscaping and demolition of existing rear garage, erection of two storey detached garage to the front with first floor office, along with new access driveway which was refused.
- Application No: DM/25/2091. Certificate of Lawful Development for construction of 3 no. hip to gable extensions to the sides and rear of the existing property which was confirmed.
- Application No: LW/19/0728 for a proposed replacement dwelling and existing garage which was approved but has lapsed.

There are also a number of other recent developments and planning applications in the immediate area which are as follows:

- To the rear of Keepers there is a current planning application (DM/25/2149 & LW/25/0178) for a development of a. new dwelling which is accessed off a new access road off Valebridge Road.
- To the rear of Chideock there is a current planning application (DM/25/2071 & LW/25/0128) for a development of 2 no. new dwellings which is accessed off a new access road off Valebridge Road.
- To the rear of Chideock there is an extant approval for a development of 2 no. new dwellings (LW/21/0020) which is accessed off Mill Rose Way.
- To the east and south of Chideock is a substantial new housing development (DM/16/5511). This development, approved for 55 no. dwellings is on higher ground levels than this application site and are a mix of styles and designs.
- There is also an approval for a 25 no. dwellings (DM/18/4132) approximately 100m to the north of Chideock at Pump House,.
- The land immediately to the east of the application site benefits from planning approvals under Outline Application no. LW/21/0020 and Reserved Matters application no: LW/24/0428 which were accessed directly off Mill Rose Way.

PROPOSALS

The submitted proposals are for a 4 metre deep, single storey, rear extension and first floor extensions to the existing dwelling.

The 4 metre deep, single storey, rear extension and the hip to gable extensions to both sides and the rear of the property are largely similar to those that were proposed under the Certificate of Lawful Development application (DM/25/2091) which was confirmed in November 2025.

Therefore, the extent of proposed works in this application are limited to the following:

- Hip to gable extension to the front of the existing property.
- Increase in the height of the ridge by 500mm.

The designs combine the character of the surrounding area and nearby buildings, the requirements of the client and planning considerations including those that require attention to compliance with amenity space and living space standards.

The site is not within any statutorily designated conservation area and is in a sustainable location with all local facilities within easy reach by public transport, cycling or walking.

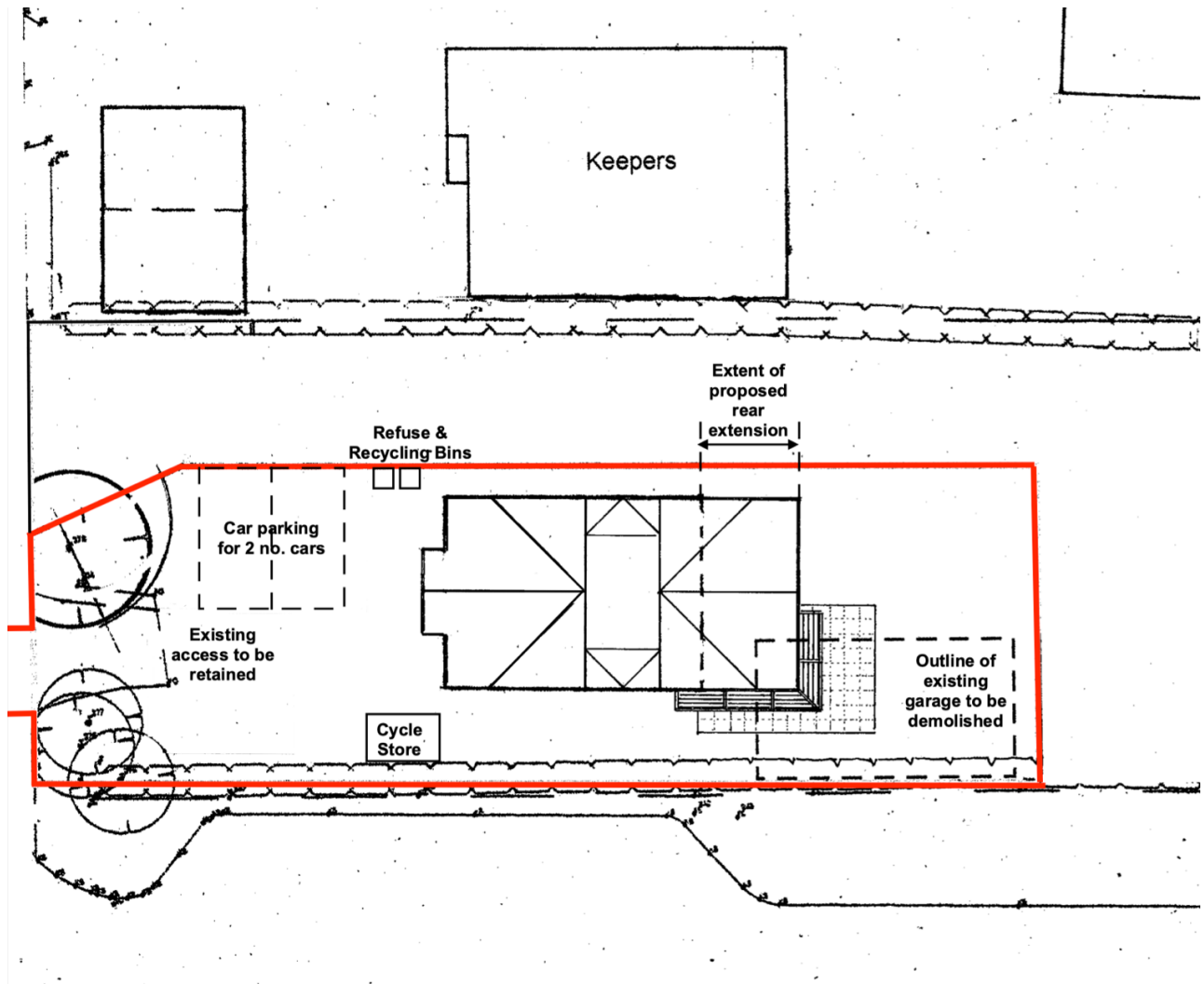
This lack of designation has informed the submitted designs of the proposed extensions and alterations and provides an ecologically sound building.

The neighbouring dwellings on Valebridge Road are mixed in scale and design many with additions and extensions.

LAYOUT & DESIGN

The proposed site layout has been developed following the decision to retain the existing building and improve the level of accommodation by carrying out the following works:

- Demolishing the existing garage.
- Reordering the layout of the existing dwelling and extending to the rear.
- Create additional floor space by utilising the roof space.



Proposed Site Plan

The layout of the reordered dwelling proposes family living accommodation on the ground floor with 3 no. bedrooms on the first floor.

The new dwelling has a total floor area of 149 sqm. and exceeds the requirements of the Nationally Described Space Standards.

This represents an increase of 81sq m above the floor area of the existing dwelling. Of this increase of 81 sq m, 68 sq m has been confirmed by the Certificate of Lawful Development as being within the permitted development rights of the existing property.

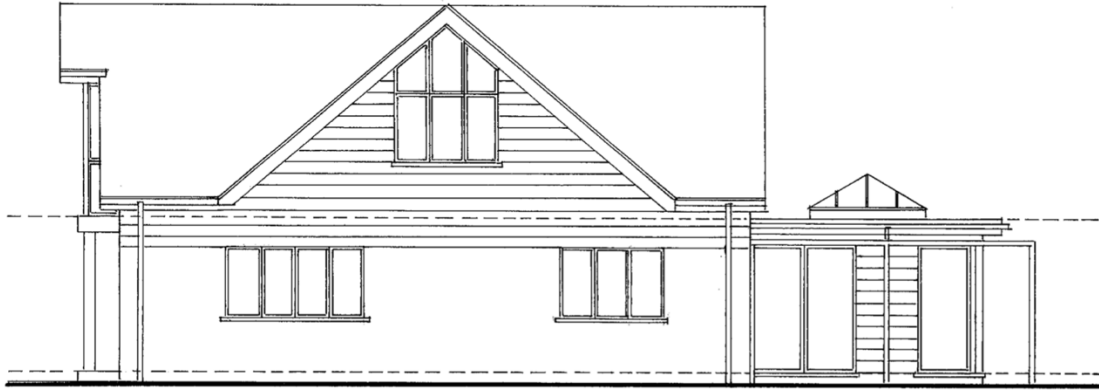
Therefore, this application is for an extension of only 13 sq m above the confirmed permitted development rights of the existing property.

The previous planning approval represented an increase of 137.5 sq m.



Proposed Ground & First Floor Plans

The proposed buildings have been designed to utilise traditional materials which are commonly found in the area so that they blend with the existing context.



South Elevation of Proposed Building



North Elevation of Proposed Building



Proposed West Elevation



Proposed East Elevation

The proposed materials for the new house and garage are as follows:

Roof:	Eternit Mineral Fibre Slates or equivalent	
External Walls:	Traditional sand/cement render	Colour: White
Cladding:	Painted timber cladding	Colour: Blue/Grey
Doors & Windows:	Powdercoated Aluminium	Colour: Anthracite Grey
Rainwater Goods:	Upvc	Colour: White

SUSTAINABILITY

The site is located in a sustainable location in close proximity to local facilities and transport links.

The proposed building will be built to comply with the latest requirements of the Building Regulations utilising a 'Fabric First' approach which will incorporate high levels of thermal insulation, water butts, low flow sanitary fittings, low energy light fittings and 'A' rated white goods.

SCALE & LANDSCAPING

The proposed buildings will be a 1.5 storey high 'chalet' bungalow which reflects the scale of the surrounding context.

The proposed landscaping seeks to create a domestic garden for the property that retains the existing boundary features of the site.

Existing trees and hedging on the site will not be detrimentally affected by the proposal and there are no trees worthy of retention that will be affected by the proposals.

The entrance courtyards, driveways and hardstanding areas for parking will be finished with permeable block paving.

ECOLOGY

There are no water features on or near the site so the land would not support protected reptiles.

The proposals do not require the removal of buildings which could provide roosts for bats or barn owls and there are no dead trees on the site which could support roosting bats.

There are no TPO trees on the site and the hedgerows will be maintained and enhanced which will provide biodiversity corridors for wildlife.

In this regard the proposal would not affect any endangered species.

ACCESS

The dwelling will utilise the existing access off Valebridge Road.

Car parking spaces in compliance with ESCC Highways requirements are provided for each of the new dwellings together with secure cycle storage in garages or lockable garden sheds located in an easily accessible location in the rear gardens.

CONCLUSION

This application proposes the alteration and extension of an existing dwelling and has been designed to address the reasons for the refusal of application no: DM/25/2011. The reasons for refusal were as follows:

- 1. The proposed extensions and alterations to the existing bungalow, through their scale, form and design, would create dominant and unsympathetic additions that would not have a cohesive overall design. These works would be visible from public vantage points and would result in a dominant and jarring feature that would be out of keeping with the open and verdant character of the countryside area. The proposal would therefore fail to comply with Policies DP12 and DP26 of the Mid Sussex District Plan, the Mid Sussex Design Guide SPD and the National Planning Policy Framework.*
- 2. The proposed garage would not appear subordinate to and would visually compete with the host dwelling. It would result in the addition prominent feature in the street scene that would be out of keeping with the open character of this countryside location. The proposal would therefore fail to comply with Policies DP12 and DP26 of the Mid Sussex District Plan, the Mid Sussex Design Guide SPD and the National Planning Policy Framework.*
- 3. Insufficient information has been provided to demonstrate that the trees along the property frontage, including a Category B oak tree, would not be harmed or lost as a result of the development. These trees are visible and are considered to contribute positively to the character of the area. The proposal would therefore fail to comply with Policy DP37 of the Mid Sussex District Plan and the National Planning Policy Framework.*

To address these reasons for refusal the current application proposals include the following design amendments:

- The proposed extensions and alterations have been significantly reduced in scale so that most of the extensions accord with those confirmed as permitted development by the Certificate of Lawful Development.
- The garage that was previously proposed has now been omitted from the application.
- This application proposes the reuse of the existing vehicular site entrance so this together with the omission of the garage now retains the existing situation with regard to the existing trees and means that there is no adverse impact on the existing trees as a result of the development.

As the proposed works are mostly in compliance with the PD rights of the existing property except for following:

- The gable extension to the front of the existing property
- Raising the height of the ridge by 500mm.

and the proposals have been significantly reduced in scale by the omission of the garage and 2 of the proposed gable extensions to the sides, the proposed works would have little impact on the local scene and would provide sustainable, ecologically sound accommodation for local families, near to all facilities including schools which are within walking distance or on a regular and established bus route.

The layout has been carefully considered to ensure there will be no disruption to the existing trees and hedgerows, while the dwelling itself has been designed to ensure that there will be no overlooking of the neighbouring properties.

The proposal would have minimal impact on the surrounding area, being within an established and sustainable housing area with local walks and green spaces.