

Supporting Statement – Proposed first floor side extension and garage conversion

86 Beech Hill, Haywards Heath. RH16 3TT

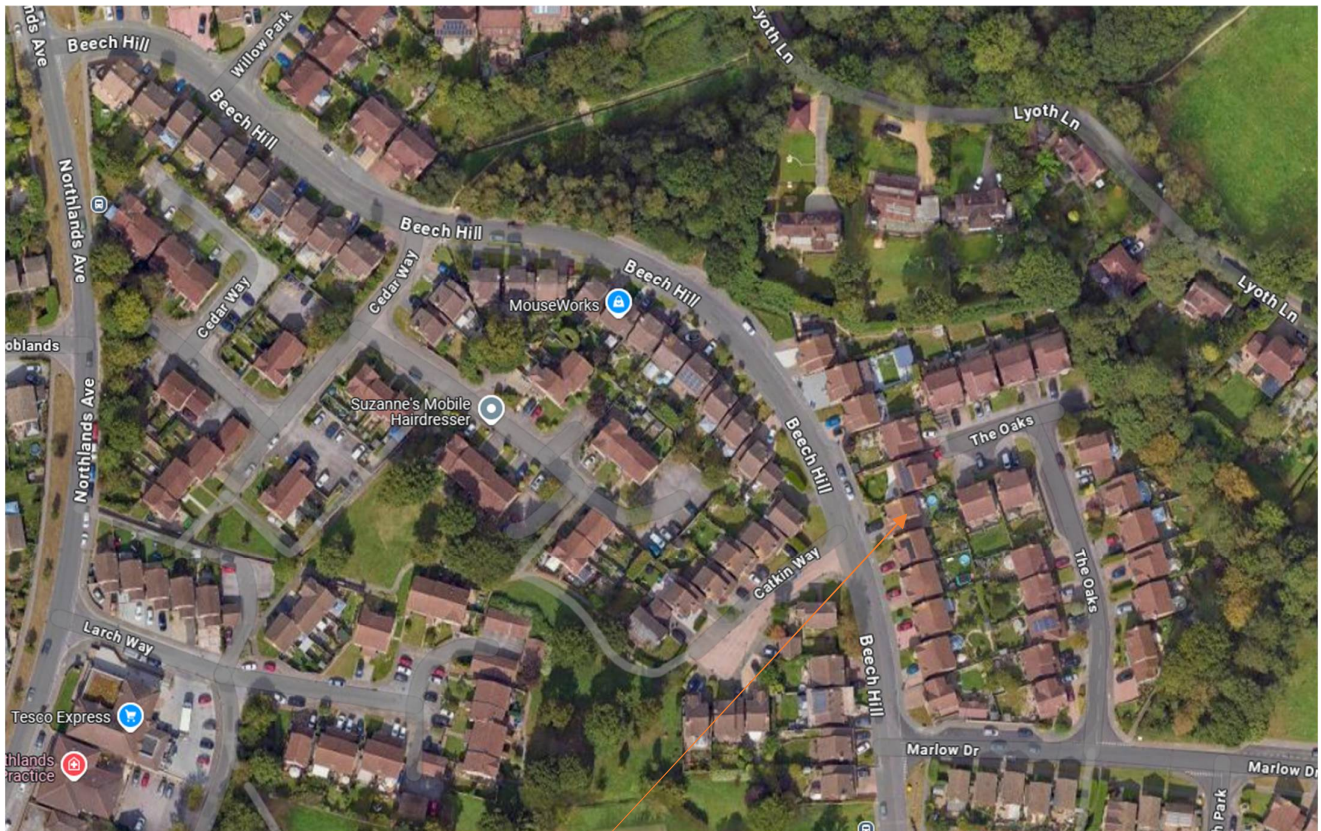
To be read in conjunction with drawing numbers KBC/24/129/01, 02 and 03

Dear Sir/Madam,

Planning permission is being sought for a first floor side extension and garage conversion at the property to create additional living accommodation for the family.

The Site

The property is a detached house located on the outskirts of Haywards Heath.



86 Beech Hill

The Proposal

It is proposed to add a first floor side extension above the existing garage and kitchen, and carry out a garage conversion, to provide additional living accommodation on the ground floor and an additional bedroom on the first floor with an ensuite and dressing room to the master bedroom.

The current property has an open plan living room, dining room and kitchen on the ground floor and a garage at the front, with three bedrooms and a bathroom on the first floor.



Photograph 1 – Existing front elevation



Photograph 2 – Existing rear elevation of the property

The family are seeking to create a snug on the ground floor, and an additional bedroom on the first floor plus ensuite to accommodate their growing family and enable them to stay in the property for the foreseeable future and not have to move allowing the children to stay at their current schools.

The proposed design of the extension reflects the design of the existing property. The existing main roof will extend across over the new first floor extension forming a gable end. The front of the extension will extend forward over the existing garage front wall and a gable end will be formed to replicate the smaller gable on the existing front elevation.



Figure 1 – Proposed front elevation of the property

The existing garage will be converted to form a separate snug. The existing garage door opening will be infilled with brickwork to match existing and a new window installed to match the existing living room window.

The materials will be brickwork external walls and interlocking tiled roof to match the existing property. The windows will be white UPVC to match existing. The use of matching materials ensures that the extension will be fully in keeping with the existing property.

The existing driveway will still accommodate space for two parked cars.

When assessing the neighbours amenity, the 45 degree rule in plan will not impact the windows of the neighbouring property to the right, 84 Beech Hill.

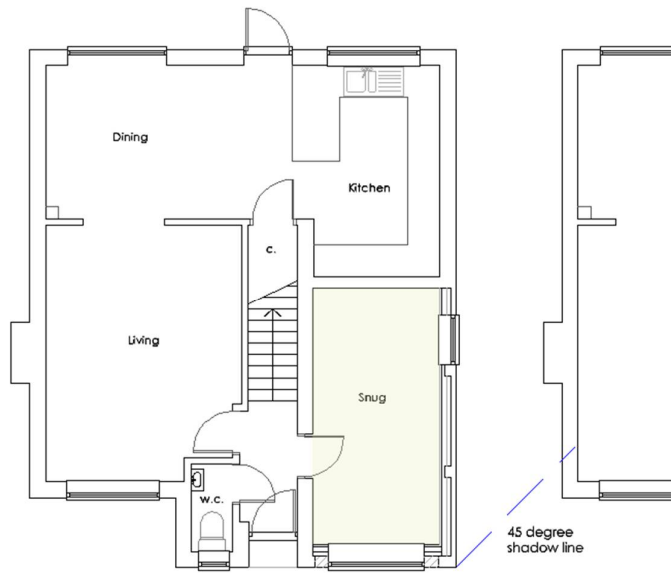


Figure 2 – Pan showing the 45° line in plan

When looking at the track of the sun, the sun travels from the rear of the property, around to the right, to the front of the property. Again the proposed extension will not cast a shadow onto the property at 84 Beech Hill.

There are many properties in the road that have been extended over the years. The property two houses away, 82 Beech Hill, has had a front projection added above the garage which is very similar in design to this proposed extension and therefore the new extension will be in keeping with the street scene.



Figure 3 – View of 82 Beech Hill taken from Google Streetview

Overall it is felt the extension will not have a detrimental effect on the host dwelling, the surrounding area or neighbouring properties. The extension will be fully in harmony with the design of the existing property and will have no impact on the neighbours amenity. The current parking provision will also be maintained. We therefore respectfully request that planning permission be granted to enable the family to stay at the property long term and create a beautiful family home.