

33 Ferndale Road, Burgess Hill,
West Sussex, RH15 0HB



May 2025

Design and Access Statement

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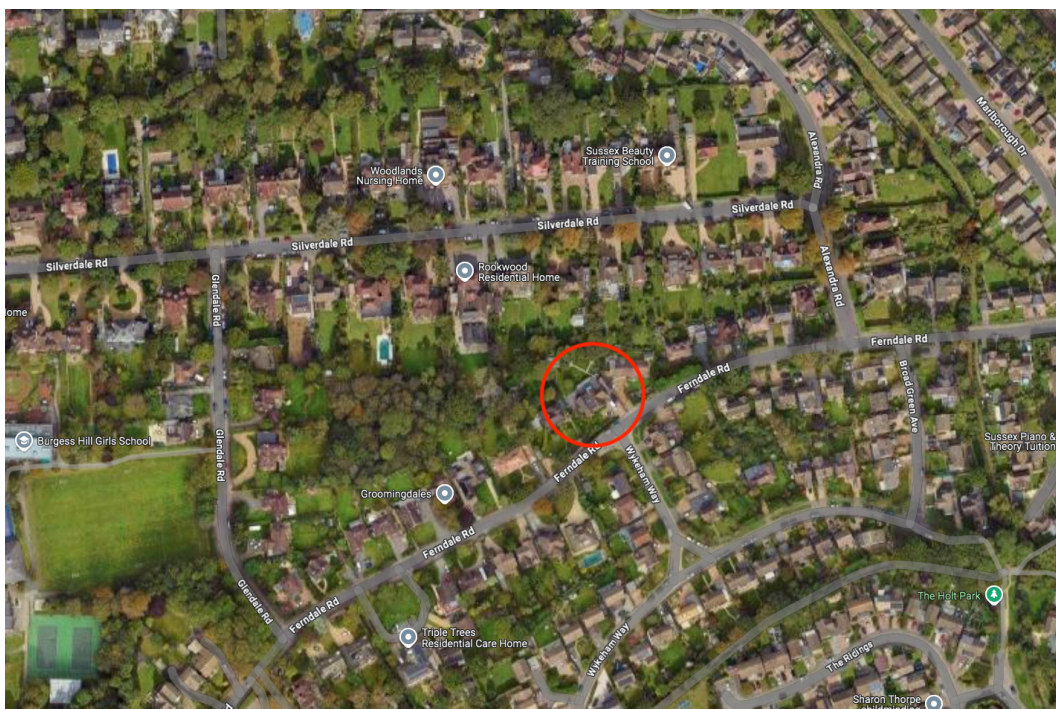
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1.0 Introduction

Burgess Hill is a town in West Sussex, close to the border with East Sussex, on the edge of South Downs National Park with origins dating back to 12th century. The town was a home of a flourishing brick and tile industry as early as 17th century. Given its convenient geographical position, Burgess Hill is the fourth most populous parish in the county, and the most populous in the Mid Sussex District.

Ferndale Road is part of “Burgess Hill Estate” development, created after the 1970s. Situated on the eastern flank of the hill, the estate includes Silverdale and Glendale Roads as well. These streets comprise of houses in Victorian and Edwardian styles, which compliment the neighbourhood.



Google view of the location of 33 Ferndale Road

This Statement relate to 33 Ferndale Road. The building comprises 3 reception rooms, open-plan kitchen diner and a shower room on the ground floor, with 4 bedrooms, one en-suite and family bathroom on the first floor. There is a detached single garage with gym to the rear.

This proposal seeks permission to rearrange the ground floor, in order to integrate the garage within the floorplan of the property. m,nmnOn the first floor the proposal is to extend the roof space slightly, and with internal rearrangements, to accommodate another bedroom and e-suite bathroom.

2.0 Context

The property is located approximately in the middle of Ferndale Road, within a built-up area. This is an urban setting with multiple bedrooms detached houses. The predominant materials used are bricks and tile-hanging, with tiled roofs, however render, painted brick and other styles of cladding can be observed. Widely used double-glazed uPVC windows suggest adaptability of the area to change and interest in new materials.



3.0 Use

The property has been in residential use since its construction. Though there have been quite a few modifications throughout the years, the building has been occupied as a single-family dwelling since its construction.

4.0 Planning History

The property has had a few alterations in the past, as outlined below:

BH/200/98 - 03 September 1998 - PERMIT: 'Erection of conservatory extension and first floor extension to side of the property'.

05/00052/FUL - 05 January 2005 - PERMIT: 'Two storey extension to east and west elevations to provide two additional habitable rooms at ground floor level and one extra bed with en-suite at first floor level'.

05/00718/FUL - 06 April 2005 - PERMIT: 'Two storey gable roof extension to the east elevation and the relocation of the existing conservatory from the west elevation to the rear elevation'.

06/02800/FUL - 22 December 2006 - PERMIT: 'Amendment to planning permission ref.:BH/05/718/FUL (Two storey extension to the west flank comprising of living room and 2 bedrooms above. Re-location of conservatory to rear.) in order to incorporate amended (reduced) conservatory to rear.'

11/00899/FUL - 28 March 2011 - PERMIT: 'Replacement pitched roof over existing garage and proposed turning head to front drive'.

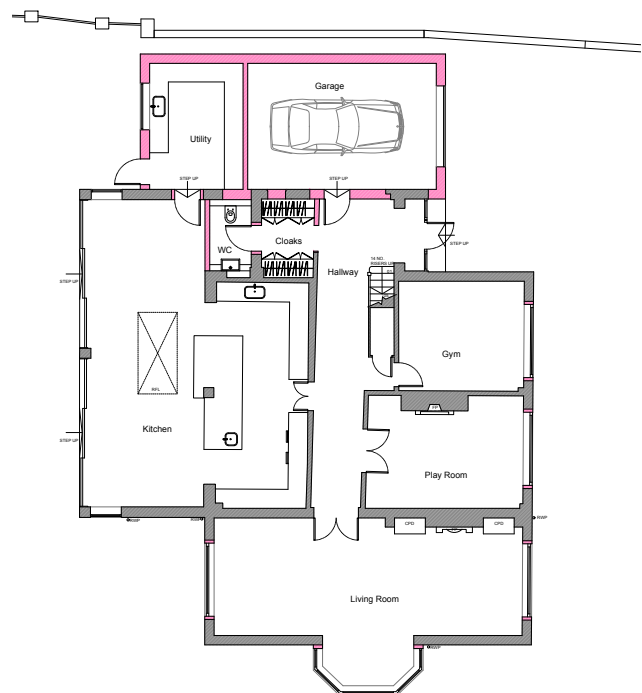
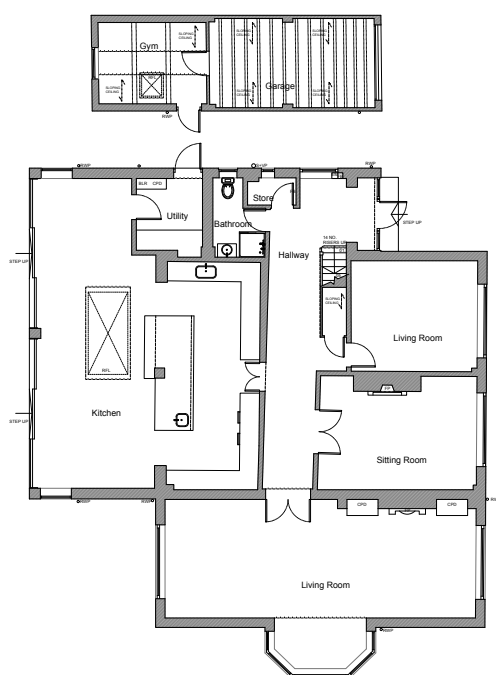
DM/16/2289 - 25 May 2016 - PERMIT: 'Extension/alteration providing a large open plan kitchen/family/breakfast space and utility room in ground floor and raised terrace (Description amended 20 July 2016)'.

5.0 Design

The design proposed with this Application is for redesign of the existing layouts, along with roof extension, in order to accommodate an additional bedroom.

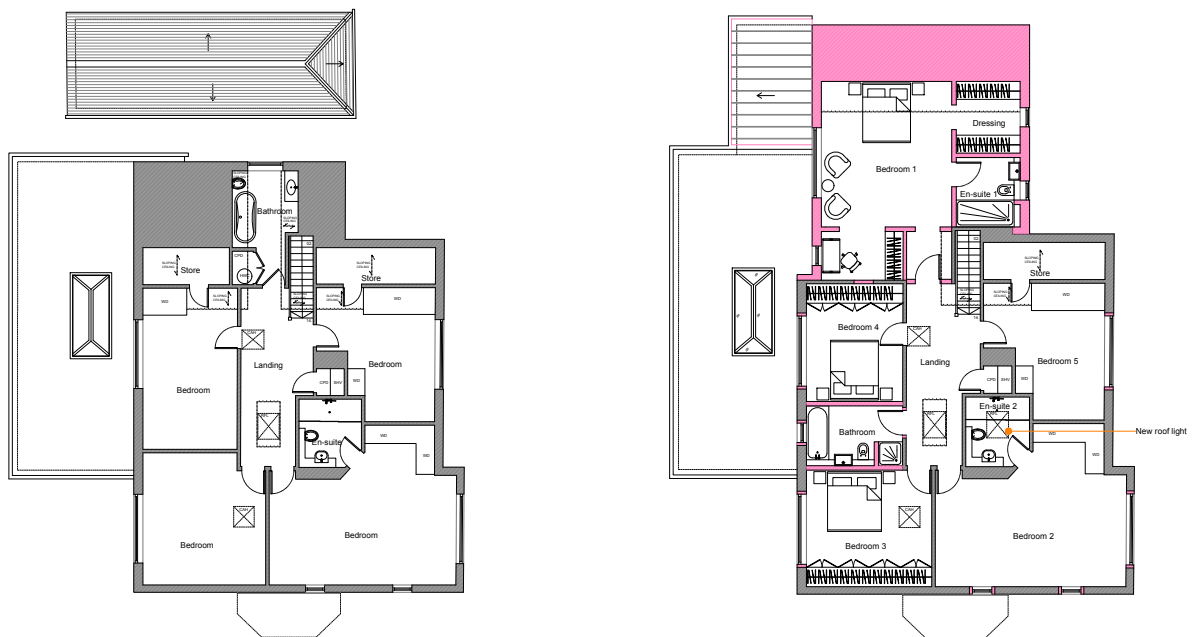
At ground floor level the currently detached single garage is to be moved away from the boundary, allowing for direct access from the house. This provides access to the boundary, which will benefit the neighbour as well as the owners of 33 Ferndale Road. Moving the Utility in the garage provides option for reorganising the entrance area with more comfortable cloaks space, along with ground floor WC.

The redesign simplifies the cluttered appearance of the property from the road and unifies the front elevation of the property.



Ground floor plan - existing and proposed

The first floor of the property currently comprises of four bedrooms, one en-suite and family bathroom. It is proposed the roof to be extended slightly, so that another bedroom is accommodated. Reducing the size of two of the existing bedrooms, allows the family bathroom to be relocated, which will free more floor space under the newly extended roof. An additional roof light is also proposed, which will serve the currently gloomy existing en-suite, and will provide it with means of natural ventilation, as well as natural light.



First floor plan - existing and proposed

In respect to the overall look of the extension, it is proposed the existing gable towards northeast to be replaced with a tiled hipped roof. This is in accordance with the existing tiled roof of the property and eliminates the overlooking into the neighbour, currently

observed. For the elevations facing the street and the rear garden, it is proposed zinc to be used, in order to clearly distinguish the new elements of the building, but also to echo the existing gables looking over the road and garden. New windows throughout help to unify the form and combine the existing house with its new elements - the proposed zinc, along with the contemporary rear extension, built following permission granted in 2016.

6.0 Relevant Policies

6.1 Burgess Hill Neighbourhood Plan

H3: Protect Areas of Townscape Value

“Proposals for development and redevelopment within Areas of Townscape Value will require special attention to be paid to preserving and enhancing the existing character of the area in terms of spaciousness, building heights, building size and site coverage, building lines, boundary treatments, trees and landscaping.”

The property itself is not located within a Conservation Area, however, attention should be paid nevertheless. The proposal falls within the same footprint of the existing property and does not exceed the existing height. It is considered to be in line with the existing townscape and not harm the existing character of the area.

6.2 Mid Sussex District Plan

DP26: Character and Design

“All development and surrounding spaces [...], will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside.”

The proposed development is designed in line with the character of the existing property, reflecting the main shape and form of the building, keeping in line with the existing volume and feel.

DP35: Conservation Areas

“Development in a conservation area will be required to conserve or enhance its special character, appearance and the range of activities which contribute to it. [...] Development will also protect the setting of the conservation area and in particular views into and out of the area.”

Although the property has a boundary with Conservation Area, it cannot be seen from there. There is a variety of styles of the dwelling houses around already, and since the property is hidden from view, it is not considered it will have an impact on the character and appearance of the Conservation Area itself.

DP37: Trees, Woodland and Hedgerows

“Development should be positioned as far as possible from ancient woodland with a minimum buffer of 15 metres maintained between ancient woodland and the development boundary.”

There are a number of mature trees in the vicinity of the proposed development. None of those are part of ancient woodland. The proposed extension is situated over an area already developed and there would be no loss of trees, woodland or hedgerows of any kind.

DP38: Biodiversity

“Biodiversity will be protected [...]”

The property is located away from biodiversity designated areas and does not impose any harm or impact in any way. The extension sits over an existing hard standing which has existed for many years.

DP39: Sustainable Design and Construction

“All development proposals must seek to improve the sustainability of development [...]”

The proposal is to use reclaimed materials where possible, i.e. roof tiles, bricks, etc. In addition all new materials proposed are to be locally sourced where possible. The zinc for the extension is a natural lightweight material and is recyclable. This ensures sustainable approach not only for realising the development, but also at the end of its life.

DP41: Flood Risk and Drainage

“Proposals for development will need to follow a sequential risk-based approach, ensure development is safe across its lifetime and not increase the risk of flooding elsewhere.”

The property is located within Flood Zone 1 and is in an area with a low probability of flooding. In addition, the current use of the house is a single-family dwelling and this is to remain the same. Therefore, there will be no effect on the drainage system.

6.3 National Planning Policy Framework

“7. The purpose of the planning system is to contribute to the achievement of sustainable development, including the provisions of homes, commercial development and supporting infrastructure in a sustainable manner. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. [...]”

The proposal meets the brief of the current owners and allows them to use the building as per their own current needs, as well as requirements of new owners at a point in the future.

“17. The development plan must include strategic policies to address each local planning authority’s priorities for the development and use of land in its area. [...]”

The property is located within a built-up town area and there are no proposals to suggest change of use. The proposal keeps the use of the dwelling unchanged.

“56. Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.”

The proposal meets the requirements of all the relevant policies and is not considered to be unacceptable in any way. In the event of planning conditions being imposed, those should be dealt with swiftly and within a reasonable timeframe.

“131. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. [...]”

With internal rearrangement and just a minor roof extension, the design achieves better use of the available space. The design does not overshadow the existing building in any way and instead it compliments the area and its surroundings.

7.0 Access

The existing access to the property is from Ferndale Road. There is an existing driveway, located immediately in front of the garage and front entrance to the house. The proposal keeps the existing arrangement without changes.

8.0 Landscape and Visual Impact

The proposed roof extensions is a replacement of already existing form. The ridge height will be kept in line with the existing. The tiled pitch and bricks at ground floor level are to be the same as existing, while the zinc, in conjunction with the replaced windows, will bring the new and the existing in seamless and coherent form.

The proposal keeps the existing footprint and there is no harm to the surrounding landscape and views.

9.0 Conclusion

The proposed re-development of 33 Ferndale Road has been carefully designed to respect the character, scale, and setting of the existing property and its location. It uses materials and finishes that match the original building, but also introduces modern approach to finishes, look and feel, while ensuring a seamless and harmonious integration with the existing structure. The design prioritizes minimal impact, and the preservation of the surrounding landscape and biodiversity, in line with local and national planning policies.

The modest increase of floor area (just 14%) adheres to policy guidelines, while improving the living standard in line with local use and plan of the area.

The proposed development will have no significant impact on local views, landscape or habitats, ensuring the project aligns with the objectives set out by local and central planning policies.

James Wells Architects

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