

Supporting Planning Statement

Side Extension to Form Family Annex The Pump House, Wykehurst Park, Colwood Lane, Bolney, Haywards Heath, West Sussex, RH17 5QQ

1. Introduction

This statement supports a householder planning application for a single-storey side extension to create a self-contained family annex at *The Pump House*, Wykehurst Park, Bolney. The proposal is shown on the submitted drawings prepared by Krona Design (Project No. KD.1762), including the *Proposed Plans* (A.101 Rev B) and *Proposed Elevations* (A.201 Rev A).

The annex is intended to provide flexible accommodation for extended family members while maintaining the residential character and appearance of the host dwelling.

2. Site and Surrounding Context

The Pump House is a detached dwelling built in the early 2000's located within the landscaped grounds of Wykehurst Park, accessed from Colwood Lane. The Location Plan (A.001) identifies the property in relation to the wider estate and neighbouring buildings, including The Coach House & Stables.

The site is spacious, well-screened by mature vegetation, and set back from public viewpoints. The Site Plan (A.002) shows the proposed extension positioned on the eastern side of the dwelling, adjacent to existing built form and away from boundaries.



View looking north west

3. Description of the Existing Property

The existing dwelling is a traditional two-storey building with pitched roofs, as illustrated on the *Existing Elevations* (A.200). Internal arrangements are shown on the *Existing Plans* (A.100), which include kitchen, dining, living and utility spaces at ground floor level.

The building has capacity for modest, well-integrated extension without harming its architectural character or the wider setting.



Rear of property



North of dwelling looking west (extension location)



Side elevation facing north

4. Proposed Development

The proposal comprises a single-storey side extension to form a family annex, including:

- Bedroom
- Living space
- Bathroom
- Small kitchenette
- Access via new sliding doors to the garden to the east and west (as shown on A.101 Rev B)

Key design features include:

- A pitched roof with rooflights and a roof lantern
- A feature glazed panel on the front east facing elevation
- New rear sliding/bi-fold doors
- Materials and detailing to match or complement the host dwelling

The extension is clearly subordinate to the main house and maintains the established architectural features.

The annex has also been designed to future-proof the home for the applicants as they age. Both owners are now in their seventies, and recent health challenges have prompted a need for accommodation that allows for ground-floor living, including a bedroom and accessible bathroom. The proposal therefore provides a practical, long-term solution that enables the applicants to remain safely and independently in their home.

This aligns with national and local policy objectives encouraging adaptable homes, independent living, and reduced reliance on external care provision.

5. Design and Appearance

The design has been developed to ensure a high-quality, sympathetic addition:

- The scale is modest and single-storey, ensuring subservience.
- The roof form and pitch reflect the existing building.
- Fenestration has been carefully considered.
- The use of glazing provides natural light while reducing visual mass.

The proposal complies with Mid Sussex District Plan Policy DP26 (Character and Design) by respecting the character, scale and appearance of the existing dwelling and its setting.

6. Impact on Neighbouring Amenity

The extension is positioned well within the site, far from neighbouring dwellings. The *Site Plan* (A.002) shows generous separation distances and extensive screening.

There will be:

- No loss of privacy – windows face inward to the garden.
- No overshadowing – the extension is single-storey and remote from boundaries.
- No overbearing impact – the scale is modest and contained.

The proposal therefore complies with Policy DP26 and the amenity principles of the Mid Sussex Design Guide.

7. Access and Parking

The proposal does not alter the existing access arrangements from Colwood Lane. Parking provision within the estate remains ample and unaffected.

The annex will function as ancillary accommodation to the main dwelling and will not generate additional independent traffic movements.

8. Heritage and Landscape Considerations

While the site is within the historic Wykehurst Park estate, the extension is modest, sensitively designed, and located adjacent to existing built form. It does not affect any listed buildings or designated heritage assets.

The proposal preserves the character of the estate landscape and complies with DP34 (Heritage Assets) and DP37 (Trees, Woodland and Hedgerows).

9. Sustainability and Energy Efficiency

The extension incorporates modern construction methods and opportunities for improved thermal performance, including:

- High-performance glazing
- Rooflights and a roof lantern to maximise natural daylight
- Potential for enhanced insulation and efficient heating systems

This aligns with Policy DP39 (Sustainable Design and Construction).

10. Conclusion

The proposed side extension to form a family annex at The Pump House represents a well-designed, proportionate and sympathetic addition to the property. It:

- Respects the character and appearance of the host dwelling
- Has no adverse impact on neighbours or the wider estate
- Provides valuable family accommodation
- Complies with relevant policies of the Mid Sussex District Plan and the Mid Sussex Design Guide

For these reasons, the proposal is considered to be acceptable in planning terms, and approval is respectfully requested.