

07 November 2024

784 BROOKS – PLANNING STATEMENT

2 Diamond Cottage, Snowdrop Lane, Haywards Heath, RH16 2QB

In 2013 under application ref number 13/02792/FUL permission was granted for an extension to accommodate a new family room and study with associated alterations. This has been implemented on site. The proposal comprises of a single-storey extension with a flat roofed-link to accommodate a master bedroom and ensuite, addressing the future needs of the family. The current bedroom arrangements are too small to accommodate their teenage children and working from home.



Figure 1



Figure 2



Figure 3



Figure 4

The proposal is to create a ground floor master bedroom suite to the south into an area which is 'dead space' facing the neighbours' two storey neighbouring blank gable wall, making it an ideal place for the proposed scheme with no impact on the locality. There is still plenty of garden space for the clients to use. The extension is designed to reflect the existing building, materials and partially infill the redundant space. The extension will step down from the original floor level, to keep the roof eave and ridge lines low. The extension would have brick-facing wall finish and a part-pitched roof with bonnet hips and tiles over the bedroom, proposed link would have a flat roof.

The proposal would stay subservient to the existing and neighbouring properties, therefore *“respond to local character and history, reflect the identity of local surrounding materials”* in compliance with the NPPF. The Mid Sussex Local Plan requires extensions to be *“sensitively designed to reflect the special characteristics in terms of their scale, density and design through the use of complementary materials”*. The height, scale and massing of the extension are proportionate to the building and will have no material impact on neighbours. The Mid Sussex Local Plan requires new *“gardens, landscaping and boundary treatment to reflect and protect the landscape features of natural beauty and enhance their setting”*; the existing planting and fences will not be changed from their existing condition.

Pre-Application advice was sought under reference DM/24/1571, it was the planning officer’s informal view that the *“development would not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, noise, air and light pollution. The proposed extension would be of a modest single storey nature and it would be set away from nearby residential properties. As such it is unlikely that the proposal would result in significant harm to the amenity of nearby resident and the proposal could comply with policy DP26 of the Mid Sussex District Plan.”*

The pre-application feedback recommended reducing the width of the proposed extension as its cumulative impact with the existing extension would result in a longer/wider footprint when viewed from the street. As requested the proposal has been made narrower from the pre-application proposal, however it should also be taken into consideration that the existing oak tree in the west corner of the site has a tree protection order, therefore proposing the extension to the south of the existing house avoids the tree roots to be negatively impacted by new foundations.

We trust this proposal will be considered favourably as it satisfies national and local planning policy requirements and if there are any queries, please do not hesitate to contact this office.