

DESIGN AND ACCESS STATEMENT

22 HAYWARDS ROAD, HAYWARDS HEATH

REV P2
SEPTEMBER 2025

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1.0 INTRODUCTION

INTRODUCTION

This Design and Access Statement is prepared by BAYA Projects, in support of a full planning application at 22 Haywards Road, Haywards Heath, for the following;

'Proposed 2no. storey rear and side extension to the existing dwelling to provide of additional living / dining space and an enlarged bedroom at first floor'

This application is made following a previous submission and subsequent refusal under application Ref: DM/25/0890. Following the determination, the applicant has re-engaged with the Local Authority and submitted a pre-application request, where amendments were proposed and options tabled.

The officer has provided positive feedback in this regard and this submission reflects those changes that were agreed.

2.0 THE EXISTING SITE

SITE LOCATION / CONTEXT

Located on Haywards Road, Haywards Heath the site is in a predominantly residential area, but within close proximity to a wide range of amenities offered by Haywards Heath.

Haywards Heath is a highly sustainable location, served by a wide selection of schools, shops, businesses and public buildings and sport and recreation.

Haywards Heath is well connected, with easy access to both neighbouring towns of Chichester, Burgess Hill and Horsham and wider towards Brighton and London. All accessible via the road network and public transport.

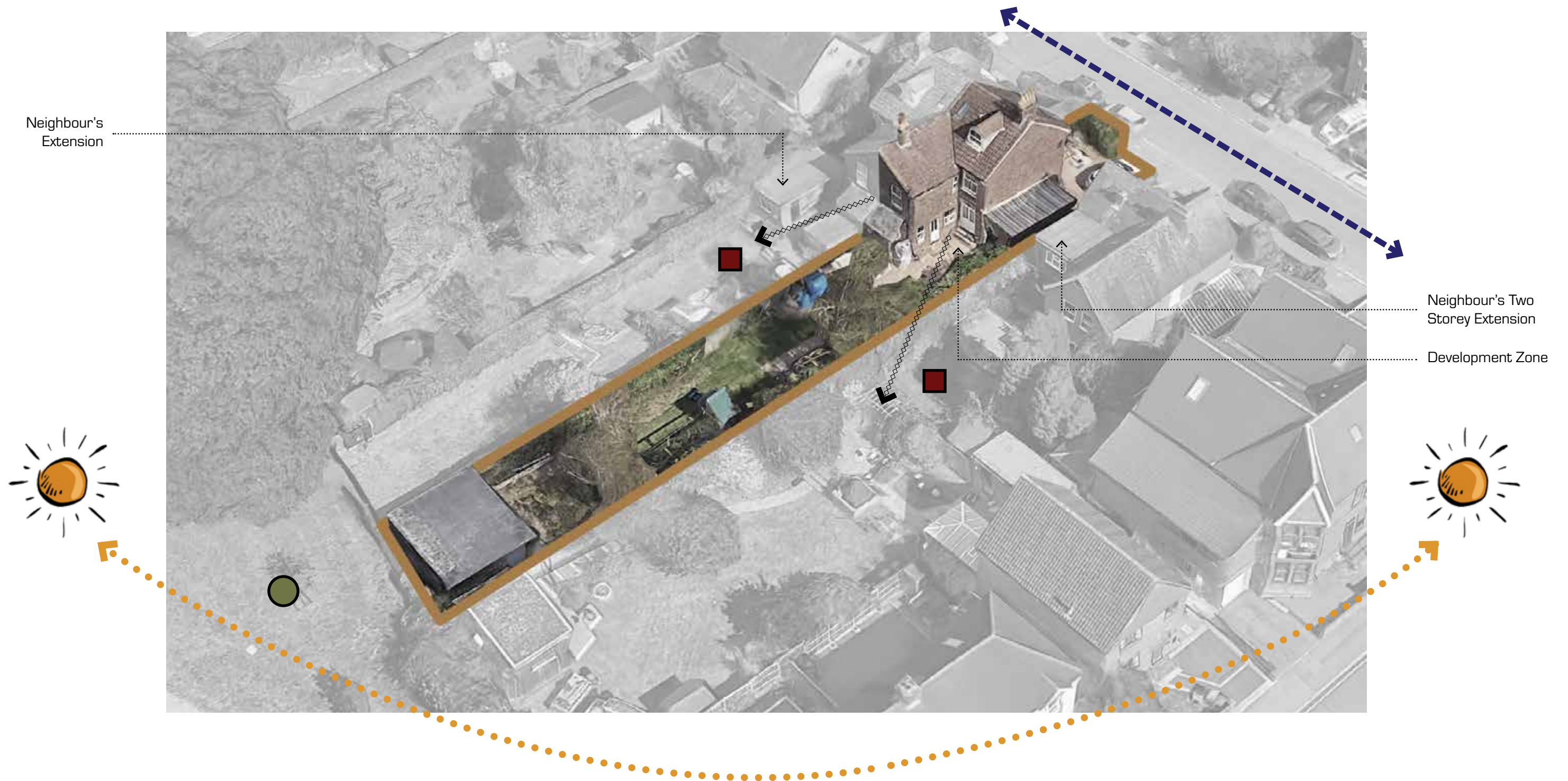


Aerial View_Site



3.0 THE EXISTING SITE

SITE ANALYSIS AND SENSITIVITIES



KEY:

←---→ Vehicular Movement

-----> Sensitive Views

● Public Amenity

■ Neighbouring Amenity (See Overleaf)

NEIGHBOURING AMENITY AND PRIVACY

Neighbouring amenity and respect to privacy is acknowledged.

With the proposed extension positioned to the South of the existing house, the key sensitivities exist with the neighbour at No.24 Haywards Roads. Key sensitivities are with respect to external amenity and any impact with regards to overlooking as set out below:

AMENITY:

As illustrated opposite, the existing dwelling is afforded views towards the adjacent garden from the first and second floor windows, however a high level of privacy is afforded given the dense boundary planting. As can be seen, this planting is predominantly within the demise of the neighbouring property and therefore in the control of the current occupant / owner.

OVERLOOKING MITIGATION:

The north facing windows to No.24 Haywards Road are also acknowledged. As is illustrated in the photo and diagram opposite, these are secondary windows to bedrooms and an ensuite.

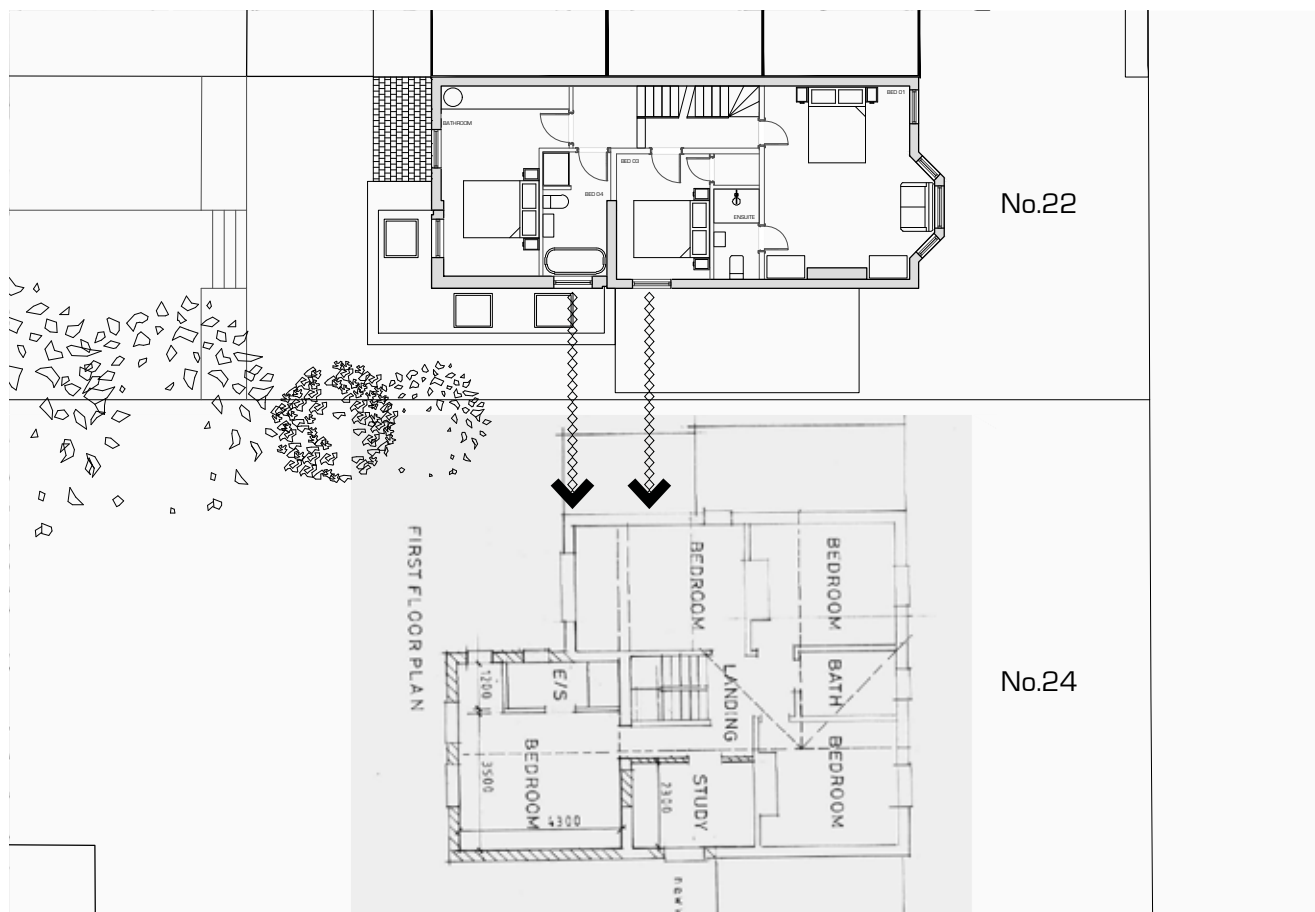
The proposal includes the relocation of the window serving Bedroom 03, rotated to be South facing and a new window serving the bathroom,

Both windows are positioned to face an area of blank wall on No.24 and as such we believe that any overlooking issues are mitigated due to the restricted viewing angles between the windows as shown opposite.

Furthermore, it is proposed that the lower portion of the bedroom window can be fixed shut and obscured to afford increased privacy and remove any perceived overlooking. The bathroom window will be obscured in it's entirety to provide privacy for both the applicant and the neighbour.



Photo Looking South



Relationship with No.24

3.0 STATUTORY POSITION

SITE SPECIFIC PLANNING HISTORY

There is limited planning history at the property, with no recorded, significant adaptation since it's construction. Since the most recent change of ownership, an application for a single storey outbuilding has been submitted and approved as set out below;

Application No:
DM/23/0188

Description of Proposal:
Proposed 35sqm single storey detached outbuilding, to the rear of existing property's garden.

Decision Date:
20th February 2023

Decision:
Approved



NEIGHBOURING CONSENTS

Many of the neighbouring properties along Haywards Road and within the immediate vicinity have been subject to alteration and extension over the years. These have been carried out in a variety of architectural styles, forms and building masses.

There is however general consistency in the scale of proposals, with 1no / 2no. storey extensions being common, ensuring that they are in keeping and respectful to the host dwellings and the wider scale of development in the area. Whilst there are examples of neighbouring 3no. storey development, it is noted that this is generally limited.

Of particular note and sited directly opposite the site, is No. 21 Haywards Road that was subject to a 2no. storey extension, details of which are set out below and opposite.

21 HAYWARDS HEATH:

Application No:
12/00008/FUL

Description of Proposal:
Two Storey side extension to provide ancillary accommodation.

Decision Date:
2nd March 2012

Decision:
Approved



Existing Elevation



Proposed Elevation

PERMITTED DEVELOPMENT

It is understood that the existing dwelling is benefitted by permitted development rights (PD) and the existing buildings on site could be extended so to increase living accommodation under Class A or as Class E. As such, consideration should be given, when determining the application, to the extent of built form that could be delivered if the owner were to exercise those Permitted Development Rights.

In this instance, Class A is the key consideration, with respect to extension of the existing dwelling, where the Statutory Guidance sets out that the existing dwelling could be extended by up to 6m in depth from the rear of existing house, must not exceed half the width of the primary frontage if extended to the side and not exceed 4m in height (as illustrated opposite).

Given that the proposed extension is both to a rear and side wall, under PD, it would be limited to a depth of 6m and a width of circa 2.7m (half the front elevation). Therefore the proposed extension exceeds the requirements of Permitted Development, owing to the proposed width and the height. A comparison is set out below;

WIDTH:
 Permitted Development : Circa 2.7m
 Proposal: 4.2m

LENGTH:
 Permitted Development : 6m
 Proposal: 6.5m

Note: Additional extension possible owing to staggered rear elevation.

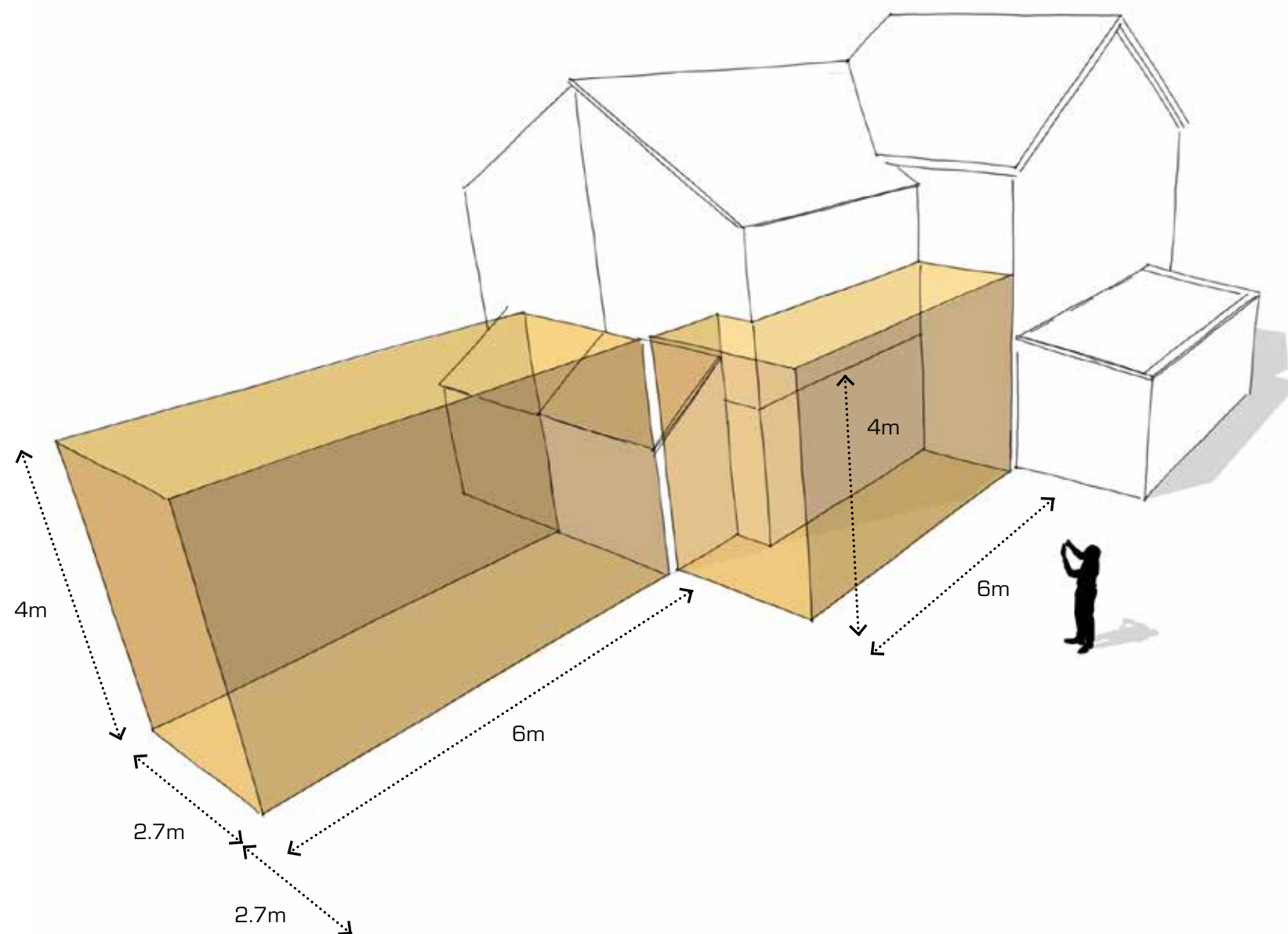
HEIGHT:
 Permitted Development : 4m
 Proposal: 5.4m

COVERAGE AREA:
 Permitted Development : 29sqm
 Proposal: 23sqm

In summary, whilst the proposal exceeds the PD rights with respect to the width and height permissible, the overall coverage is less than that could be considered under those rights. As such, we believe that there is limited additional impact and this should be a material consideration as part of the determination of this application.

KEY

Permitted Development



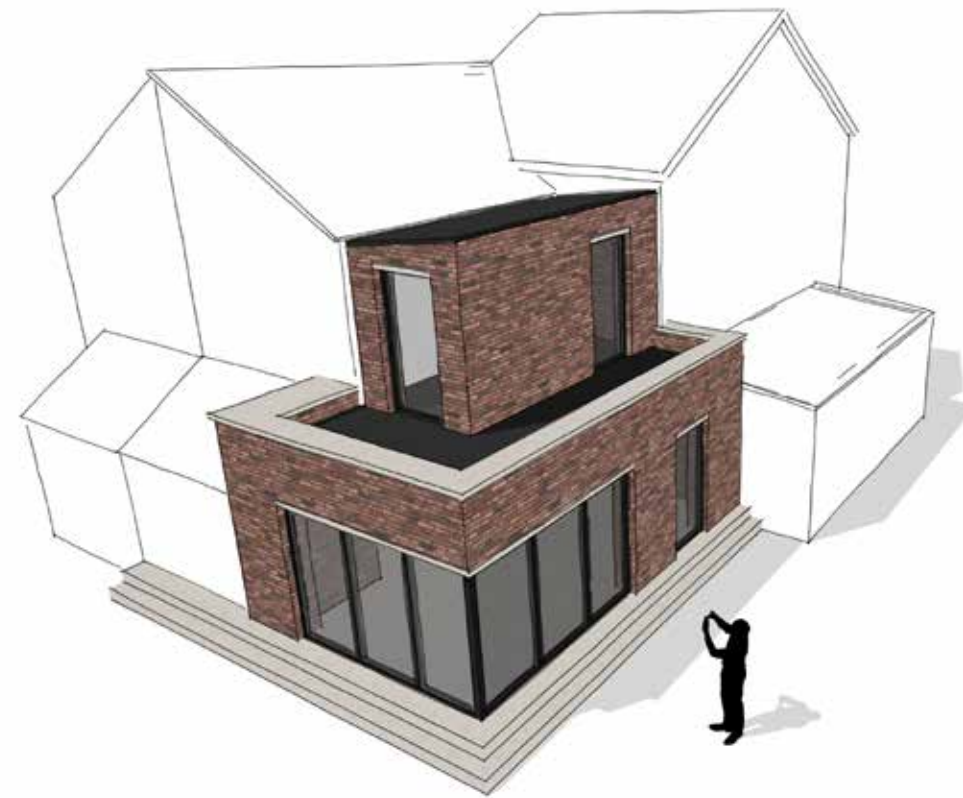
Permitted Development - Class A

4.0 THE PROPOSAL

01. PREVIOUS MASSING



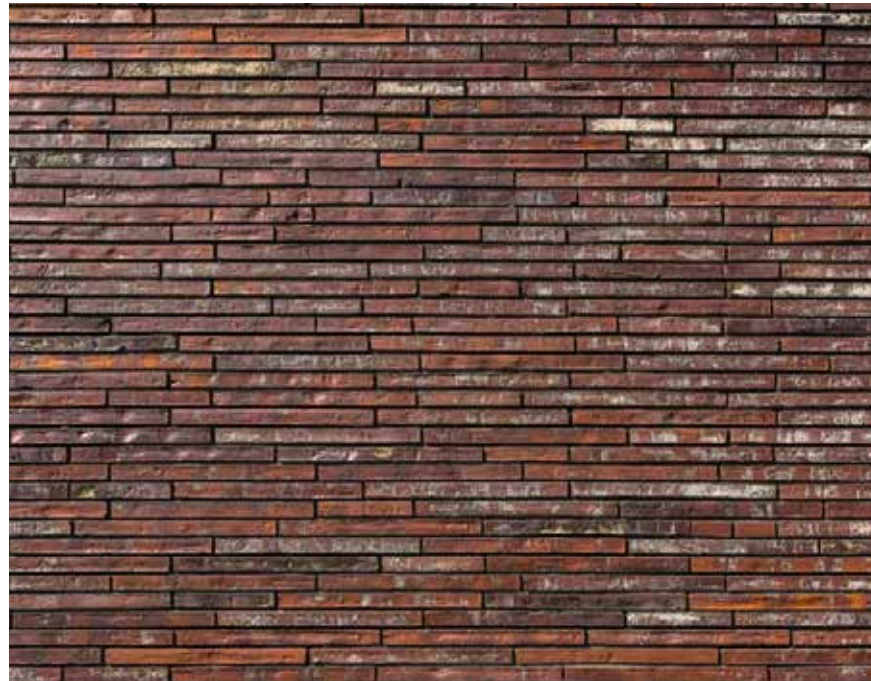
02. AMENDED MASSING



KEY UPDATES:

- Reduction in width of first floor extension.
- Zinc cladding omitted and changed to facing brickwork.
- Adjusted proportions of windows to match existing windows.

ARCHITECTURAL PRECEDENTS



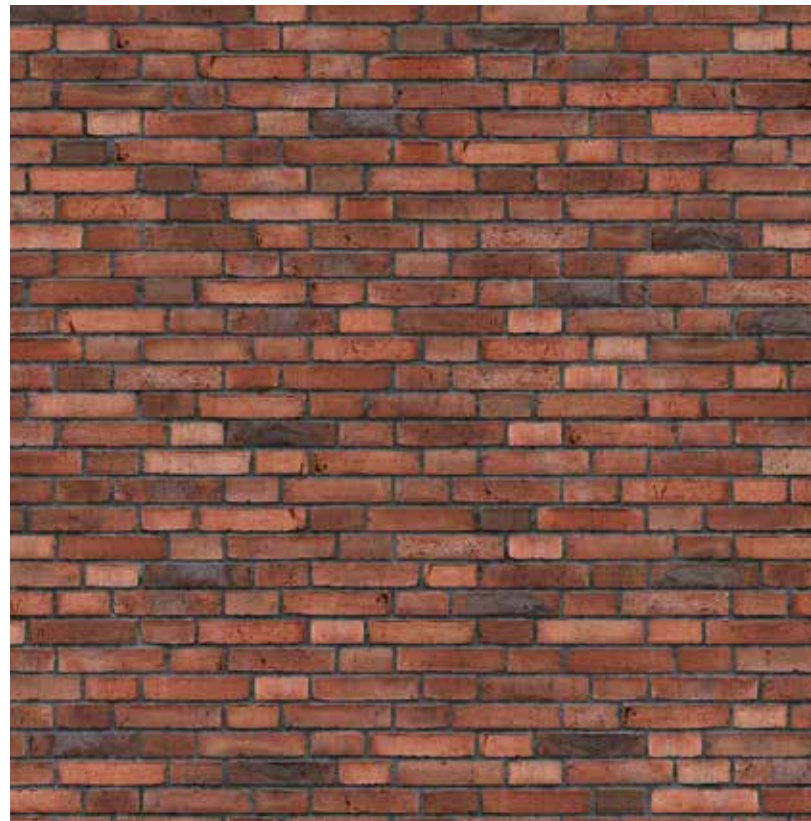
ARCHITECTURAL APPROACH AND PRECEDENTS

The proposed extension takes a contemporary architectural approach, reinterpreting features and details on the existing house in a modern way with the use of traditional materials. It does not look to mimic or copy the host dwelling, but uses it for 'design cues' to propose an honest extension to the existing property.

Examples of similar approaches are illustrated opposite.

The precedents opposite show how high quality, contemporary buildings can be delivered, without being pastiche. Key components that inform the proposed design include:

- Carefully Considered Proportions / Alignment of Architectural Features
- Use of Traditional Materials
- Brick Detailing
- Stonework (Surrounds / Lintels / Window Cills)



MATERIALITY

The use of a traditional material palettes is proposed, using the existing building as our cue. Key materials include:

FACADE:

- Facing Brickwork
- Sliding / Folding Door System
- Stone Copings and Headers



AERIAL VIEW

OVERVIEW

A new, 2no. storey extension is proposed to the main house. As is illustrated previously, within the 'Massing Views', the limited demolition is required, where the key components of the existing house are retained.

It is therefore proposed that an honest approach is implemented, where a more contemporary architectural style is proposed, against the traditional, Victorian, host dwelling. The extension does not try to imitate the existing, but to provide an intentionally different, but complimentary modern extension.

Key design moves have been incorporated, to ensure that the proposal is sensitive to it's setting as set out below;

SCALE / MASSING

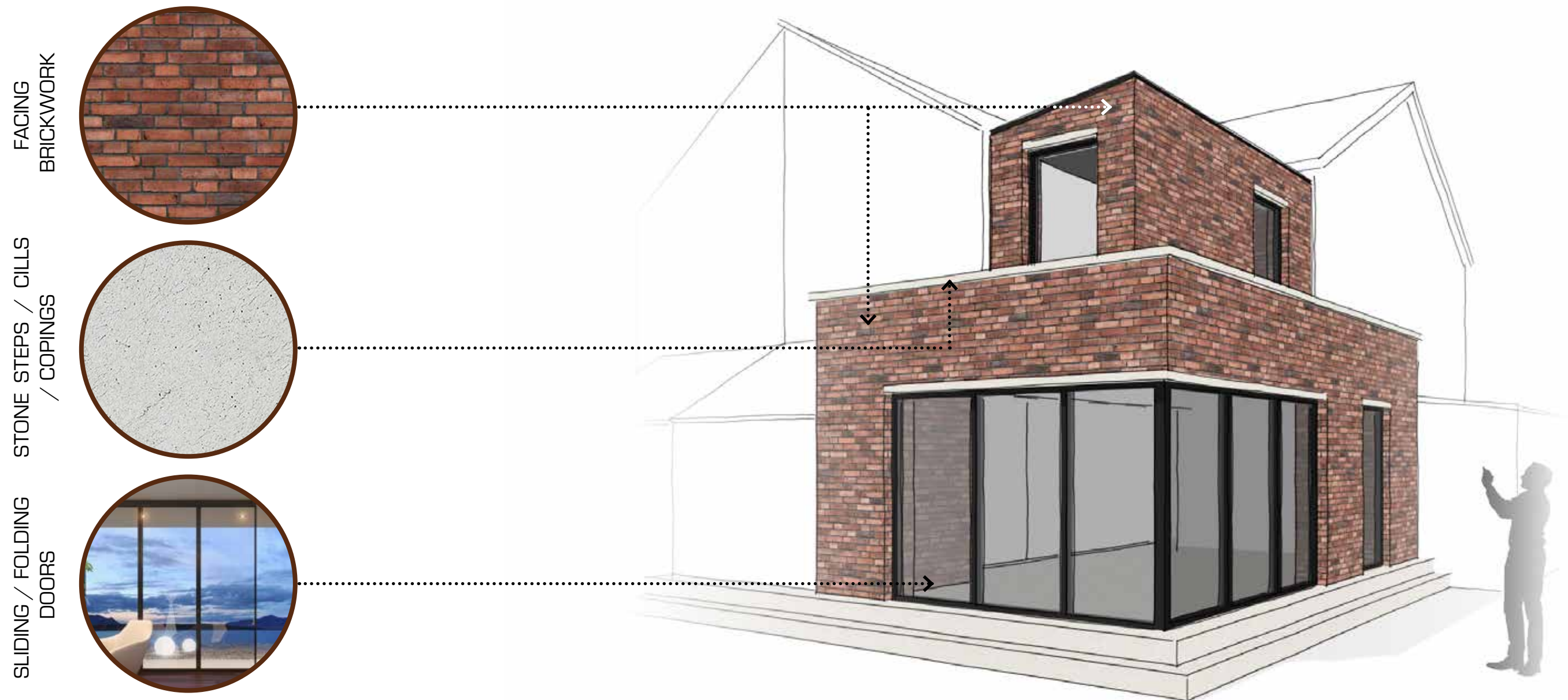
The extension is limited to two storey's in height, with the first floor being of a smaller footprint to the ground.

PROPORTION / ELEVATIONAL ALIGNMENT

Key elevational lines (window and door heights / proportions) are acknowledged in the host building and responded to in the proposal. Whilst the style of the new elements is intentionally different, the width and alignments of these key components ensures that the extension successfully ties into the host dwelling and is visually comfortable.

MATERIALITY AND DETAILING

The host building has acted as a key design cue with respect to materials and detailing, where the use of matching / complimentary facing brickwork plays a key role in 'grounding' the extension. The use of stone detailing picks up on the existing stonework on the window cills of the host dwelling.



REAR VIEW

ACCESS

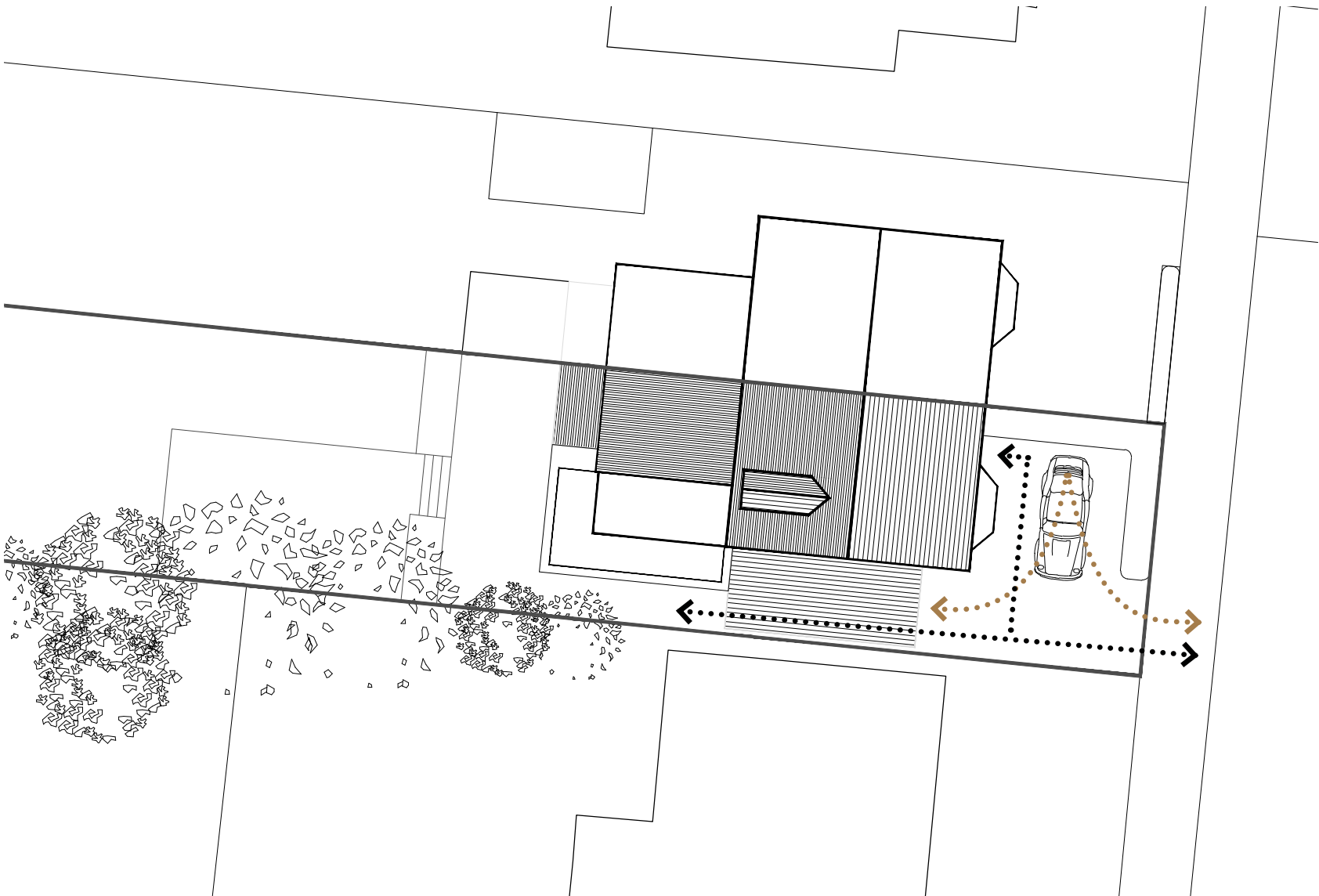
The house is served by an existing dropped kerb from Haywards Road, which provides both pedestrian and vehicular access.

Vehicular parking is provided on a front driveway and a garage that sits alongside the southern flank elevation of the property. Turning is facilitated to the front of the house, allowing for access and egress in a forward gear.

The proposals do not change the existing access arrangement and therefore there is no impact in this regard.

KEY

- ◀.....▶ Pedestrian Access
- ◀.....▶ Vehicular Access



PROPOSED SITE PLAN

8.0 CONCLUSION

This Design and Access Statement provides site and contextual analysis to inform proposals for an extension to the existing dwelling. Proposals are set out to increase living and bedroom accommodation, to facilitate the needs of the current owner and their family. In addition, the amended design has taken on the comments received following the first submission and those provided in via the pre-application process.

It is identified that there is previous precedent for both single and 2no. storey extension's to the properties along Haywards Road and that these have been delivered in a variance of architectural styles.

As before, the proposal seeks to use traditional materials, in a contemporary design, with both proportions and detailing that takes it cue's from the host dwelling. However, the use of Zinc has been removed in response to the comments received and in it's place, facing brickwork is proposed. The scale of the proposals is proportionate to the host dwelling and existing roof lines / windows are respected to deliver an honest extension to the existing building, but one that sits comfortably against the host dwelling.

The proposals have been designed sensitively so not to cause adverse impact on the neighbouring dwellings and cause not harm to their amenity. Neighbours were engaged during the first application and will be again as part of the re-submission.

The proposal represents a high quality design that will provide much need functional space to the current owner, designed with care, to respect the sensitivities of the existing dwelling and the context in which it is set.

Given that the proposal responds to all comments previously raised, we hope that the Local Authority will be able to support the application with a positive determination and are committed to working with them as part of this process.



DYNAMIC | DELIVERABLE | DEPENDABLE