

Planning Statement

Single Storey Rear Extensions and Garage Conversion

33 The Oaks, Burgess Hill, West Sussex

Prepared by: Buchan Rum Architects

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1. Introduction

This Planning Statement has been prepared by Buchan Rum Architects on behalf of the applicant in support of a householder planning application for alterations and extensions to 33 The Oaks, Burgess Hill, a detached dwellinghouse within an established residential estate. The application is made to Mid Sussex District Council.

The proposal comprises:

- removal of the existing rear conservatory/extension;
- a replacement single-storey rear extension;
- a small, set-back single-storey rear extension beside it;
- conversion of the integral garage to habitable accommodation, with the garage door on the front elevation replaced by a window.

The application is accompanied by the following drawings:

- Drawing No. PL_104_00 and PL_105_00– Existing Plans and Elevations
- Drawing No PL_115_03 and PL_116_02 – Proposed Plans and Elevations
- Drawing No. 26_119_PL_105_00 – Site and Location Plans

2. Site and Planning History

The property is a two-storey detached dwelling of traditional brick/tile construction. The front has an integral garage and a driveway. The rear garden is enclosed by fencing and planting.

The estate was built under planning permission (BH/158/92), and condition 6.4 of that permission restricts the conversion of garages / removes permitted development rights for garage alterations. This application is made so the Council can consider the garage conversion on its planning merits.

The site is not in a Conservation Area, is not a listed building, and does not lie within the setting of a heritage asset.

3. Planning Policy Context

The development plan comprises the Mid Sussex District Plan 2014–2031 and the Burgess Hill Neighbourhood Plan. The relevant policies are:

- DP26 (Character and Design): development should be well designed, reflect the character of the area and not cause significant harm to neighbouring amenity;
- DP21 (Transport): development should provide appropriate parking;

- DP39 (Sustainable Design and Construction).

Other material considerations are the Mid Sussex Design Guide SPD (2020), the Council's parking standards, and the National Planning Policy Framework. The NPPF supports well-designed development that is sympathetic to local character.

The emerging Mid Sussex District Plan 2021–2039 is still at examination and carries limited weight at this stage.

4. Assessment – Rear Extensions

4.1 Design and Character

Both rear extensions are single-storey and sit at the back of the house, so they cannot be seen from The Oaks and do not affect the street scene. The replacement extension is a modest, well-proportioned addition that improves on the existing conservatory. The smaller extension is set back from the main rear building line, so it reads as a subordinate element.

4.2 Scale

The extensions measure under 4 metres in total height from the highest adjacent ground. Under 3 metres high at the eaves within 2 metres of a boundary. They stay below the main roof of the house and leave a generous garden, so the plot is not overdeveloped. The scale is broadly within what would be permitted under Class A, Part 1, Schedule 2 of the GPDO, which is a material fall-back position.

4.3 Materials

External materials will match or complement the existing house brick, tile cladding on the first floor, roof tiles, white window colour. This accords with DP26 and the Design Guide SPD.

4.4 Neighbouring Amenity

The extensions are single-storey and set from the boundary with the neighbours. Given this and the existing boundary treatment, there will be no significant loss of light, outlook or privacy.

5. Assessment – Garage Conversion

5.1 Design

The only external change is replacing the garage door with a window that matches the existing fenestration in style, proportion and materials. The infill panel below will be finished in matching brick. Many houses on the estate have similar front elevations, and a well-detailed window will sit comfortably in the street scene.

5.2 Parking

The planning purpose of the condition is to keep adequate off-street parking. The driveway provides three off-street spaces, which meets the Council's parking standards for a dwelling of this size. The existing garage is internally below the size of a garage that counts as a usable parking space under current standards, and it is currently used for storage. Converting it will therefore not reduce the functional parking on the plot, and it will not add to on-street parking pressure. The proposal complies with DP21, and the purpose of condition 6.4 is still met.

5.3 Amenity

The conversion gives the occupiers more living space without any further building footprint. It has no effect on neighbouring properties.

6. Other Matters

- **Trees:** No trees are affected by the proposal.

- **Sustainable construction:** The new construction will meet current Building Regulations for thermal performance, in line with DP39.
- **Drainage:** Surface water will be dealt with to soakaway, to be confirmed at Building Regulations stage.

7. Conclusion

- The rear extensions are modest, subordinate and suitably designed. They cannot be seen from the street and cause no harm to neighbouring amenity.
- The garage conversion keeps sufficient off-street parking to meet the Council's standards, and replacing the door with a matching window respects the character of the estate.
- The proposal accords with Policies DP21, DP26 and DP39 of the Mid Sussex District Plan, the Mid Sussex Design Guide SPD and the NPPF. It is respectfully requested that Mid Sussex District Council grant planning permission.

End