

3 Dairy Cottages

Design and Access Statement

May 2025 Rev 01

Application Site:

3 Dairy Cottages
High Beeches Lane
Handcross
Haywards Heath
West Sussex
RH17 6HQ

1. Introduction

This statement supports a householder planning application for a single-storey extension at 3 Dairy Cottages. The proposal seeks to provide accessible living accommodation for an elderly family member, and to improve the functionality of the house by extending the existing kitchen. The development is carefully designed to remain sympathetic to the character of the dwelling and surrounding area.

2. Site Context

3 Dairy Cottages is a traditionally designed property in a semi-rural setting on High Beeches Lane. It is one of a small cluster of similarly styled cottages. The property is not listed, nor located in a conservation area. The site benefits from a generous plot size with mature boundaries, allowing for sensitive extension without detrimental visual or amenity impact.

3. Planning History

A review of available planning records indicates no significant prior development at the site. This application represents a proportionate enhancement that respects the planning context and builds upon the existing scale and character of the dwelling.

4. Design Proposals

4.1 Use

The proposal maintains residential use, extending living space to meet the changing needs of the occupants. The development includes:

- A **new ground-floor bedroom and living space** and accessible facilities for an elderly relative with link building between the new and existing accommodation
- An **enlarged kitchen and utility** to create a more functional family home for a growing family with another baby on the way in October.
- The proposal supports the creation of a more flexible, functional home suitable for intergenerational living.
- It should also be noted that there are a number of outbuildings on the property one of which will be removed as shown on the application drawings to ensure the garden relates well with the proposed extension and the applicant is able to use space more effectively.

4.2 Amount

The proposed extension remains single storey and modest in scale. It is designed to address specific family needs rather than speculative enlargement, and does not represent overdevelopment of the site.

4.3 Layout

The rear portion of the extension will accommodate an **enlarged kitchen**, improving circulation and usability in the heart of the home. The kitchen extension will open onto the garden, enhancing the indoor-outdoor connection.

The side extension will house the **bedroom suite for the elderly relative**.

4.4 Scale and Massing

The proposal is modest in scale relative to the main house. The pitched roof and lower ridge height ensure that the extension blends unobtrusively into its surroundings.

4.5 Appearance and Materials

To ensure continuity and visual coherence, materials will match those of the original dwelling:

- Brickwork and cladding to match existing
- Roof tiles matching the main roof

- White-framed uPVC windows and doors

5. Access

5.1 Vehicular Access

No changes to existing vehicular access are proposed. The site has adequate space for parking and turning.

7. Neighbouring Amenity

The single-storey extension, combined with generous boundary distances and the use of existing planting for screening, ensures no loss of light, privacy, or amenity to neighbouring properties.

8. Conclusion

This application proposes a carefully considered single-storey extension that responds directly to the family's evolving needs. It will:

- Provide safe, accessible ground-floor accommodation for an elderly family member
- Enhance the kitchen layout, creating a more functional and sociable family home
- Maintain the architectural integrity of the property through matching materials and sensitive design

The proposal is respectful of local character and has minimal impact on neighbours or the wider setting. We respectfully request that this application be approved.

End.