



Extensions and alterations

DESIGN & ACCESS STATEMENT

LITTLE ORCHARDS
Birchwood Grove
Burgess Hill
RH15 0DN

Ref: I680
Rev: _

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Photograph of existing north elevation



Artist's Impression at pre-application stage

1.0 INTRODUCTION / CONTEXT

Planning History

The application is a resubmission of the approval REF: DM/21/3962 which was not implemented and therefore expired on 4th January 2025. This submission proposes no changes to the previously consented scheme, the drawings are therefore identical.

The planning history for this property is relative succinct. An application in 1991 REF BH/029/91 approved an outline application for a new four bedroom detached house and garage at land adjacent to Little Orchards.

In 1991 an application for a detached garage REF: BH/030/91 was also approved.

More recently in 2020 REF: DM/20/4419, an application was submitted by LRA for a 'Two storey front extensions with front facing balconies. Enlargement of rear dormer to extend first floor over existing ground floor. Single storey rear extension.' This application was not supported by the planning department and it was withdrawn.

In April 2021 LRA engaged with the council in pre-application discussions REF: DM/21/1418, in which the council confirmed that they would favour a more traditional approach to the design - something more in alignment with the adjacent property known as Appletree Cottage. In principle the sketch scheme presented would be considered acceptable, although further amendments were recommended prior to submission; mainly centred around the scale of the proposed dormers. The principle of the front extensions are also acceptable, on the basis that they do not appear overly

Planning context

During planning discussions, both during the application REF: DM/20/4419 and subsequent pre-application discussions, it was agreed that the application property is of no architectural interest which suffers from many small additions over time, and therefore lacks cohesion or any overall character. This of course has a negative impact upon the setting of a conservation area.

Analysis of the area also shows a variety of architectural styles, including a modern newbuild directly opposite, known as Highmead. To the east of the property lies Apple Tree Cottage, a two storey property with accommodation within the roof space. A brick building with tile hanging and front + rear facing dormers. Further east of Apple Tree cottage is another two storey property of traditional design. To the east, behind a planted screen is a new housing development of pastiche two-storey houses with brick and tile hanging.

Across the Road towards the east lies a mixture of grand early-victorian properties directly adjacent some 1970's housing. To summarise, there is an eclectic mix of architectural styles in the immediate area.

Since the existing house had already been substantially added to with incremental additions, we made the decision to remedy this with a cohesive design with the submission DM/20/4419 and provide the property with the aesthetic of a house rather than a chalet bungalow. The projecting gables provided balance to the facade, as well as creating a more defined front entrance. The contemporary design and modern materials however were not supported by the council and the application was withdrawn.

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DESIGN AND ACCESS STATEMENT



Approval in Keymer Road under construction



Approval in Birchwood Grove under construction

1.0 INTRODUCTION / CONTEXT CONT.....

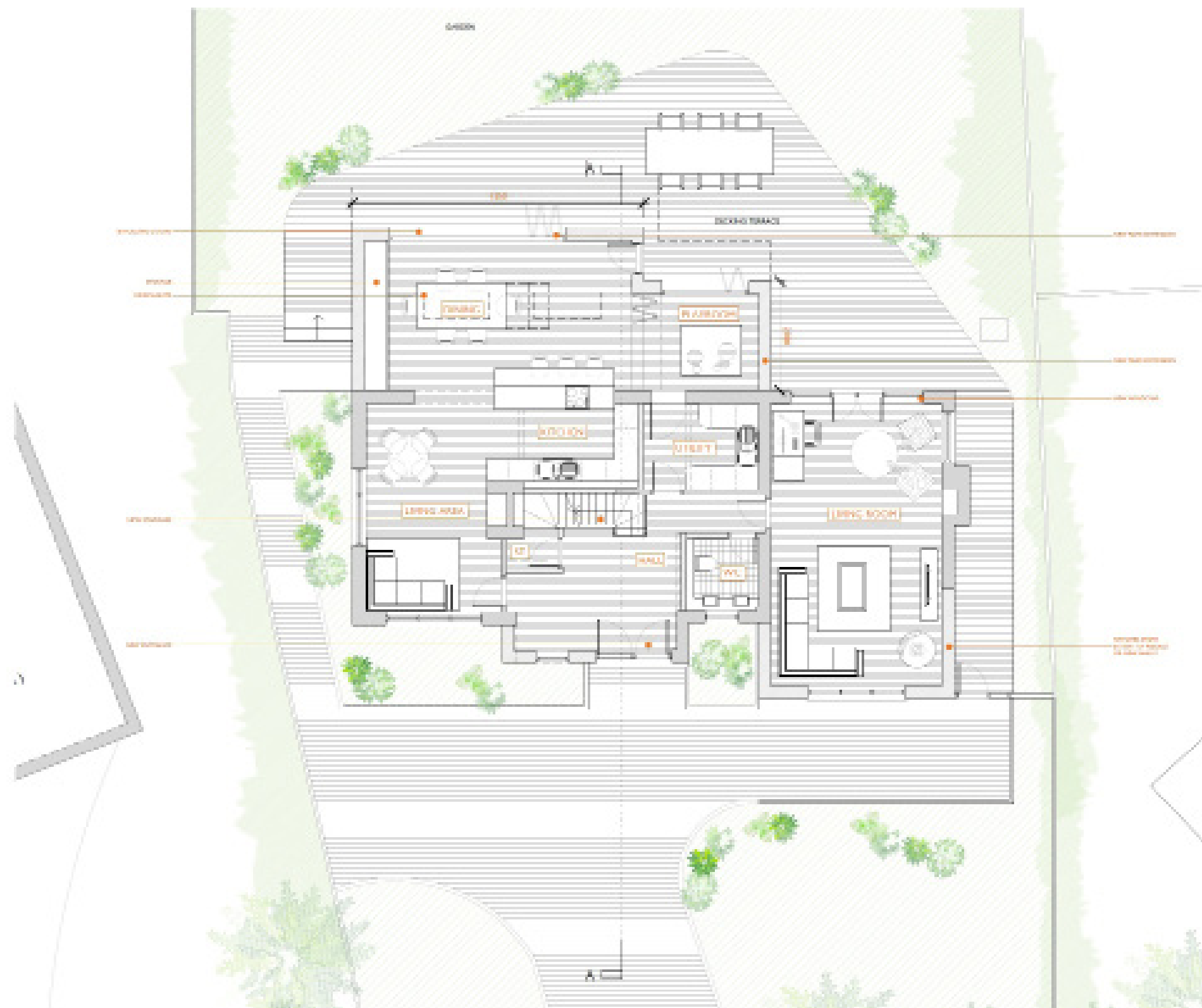
Planning History

A revised sketch scheme was presented to the council during pre-application discussions, which simplified the proposals to a first floor extension over the existing utility and front facing dormers. The feedback was that the dormers should be reduced in scale, as they appear dominant additions to the roof slope.

The following application has come to our attention REF: DM/21/0017 on Keymer Road, a recent approval to a property around the corner from the application site whereby three additional pitched roof dormers were approved. These dormers were of equivalent scale/proportion to those proposed within our submission.

Furthermore two applications for Cherry Tree House, just to the east of our property, have permitted a two-storey side extension REF: DM/20/4325 and a wrap around L-shaped extension REF:DM/21/2279 that measured 10m deep by 9.1m wide and of different character to the host building.

On the basis of these surrounding approvals, we feel that the submitted scheme is justified and should be supported by the council. The scheme is a betterment on the setting of the conservation area, it remedies the previous additions to the house and provides a cohesive design to the property.



2.0 USE

The existing property is/will be use class C3 - residential. The proposed extension will be connected with the existing use.

3.0 AMOUNT

The existing areas are as follows:

Ground floor - 86sqm

First floor GIA - 57sqm

Total - 143sqm

The proposed areas of this application submitted are as follows:

Ground floor - 121sqm

First floor GIA - 78sqm

Total - 199sqm

4.0 LAYOUT

To the front of the property, a new centralised entrance will be created, providing a more generous hallway and a relocated staircase. The utility external walls will be rebuilt on the footprint of the existing walls. To the rear of the ground floor, the single-storey rear extension will provide more kitchen/dining space, as well as provide the occupants with a better connection with the garden.

At first floor, bedroom 4 will extend across the ground floor extension, to provide a fourth bedroom - creating a two-storey gable end with a half-hipped roof form. The front facing dormers provide additional headroom and natural light to the first floor landing and bedroom 1. The extended rear dormers will allow for more headroom to the ensuite of bedroom 1 and bedroom 3.

5.0 SCALE

The elements to the ground floor of the front of the property sit within the footprint of the existing building. The rear extension projects 4m in depth and 7.25m wide before it steps in 1.3m and extends a further 3.2m. The extension will be 3.1m high, above the existing external level to the rear.

The front extension measures 4.5m to the eaves and 5.6m where it becomes a half-hipped roof. The dormers measure 2.8m x 1.4m externally, with a ridge line 1.3m higher. The overall proportions of the additions are in-keeping with the existing property and surrounding context.

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