



Planning, Design and Access Statement

13 Rocky Drive, Haywards Heath

Rear extension to form informal living space and associated hard landscaping to form outdoor living and dining areas.

at

13 Rocky Drive, Haywards Heath

Planning, Design and Access Statement

on Behalf of

Mr. & Mrs. K. Walker

July 2026

Gould Baxter
2-3 Lucastes Mews, Paddockhall Road,
Haywards Heath, West Sussex,
RH16 1HE

Tel: 01444 452604

Email: hh@gouldbaxter.co.uk

Contents

1.	Introduction	4
2.	Use	5
3.	Amount	5
4.	Layout	6
5.	Planning Statement / Scale	6
6.	Landscaping	8
7.	Heritage Statement	9
8.	Appearance	9
9.	Access	14
10.	Sustainability Statement	14
11.	Conclusion.....	15

1. Introduction

- 1.1 This is a Planning, Design and Access Statement prepared to accompany a Householder Planning application submission to Mid Sussex District Council for a rear extension and associated hard landscaping at 13 Rocky Drive, Haywards Heath.
- 1.2 The property is located within the built-up area boundary of Haywards Heath and sits within the District Council of Mid Sussex.
- 1.3 13 Rocky Drive is an unlisted building arranged over two storeys, and is located on Rocky Drive, within the Sandrocks development. Rocky Drive lies outside of any conservation areas defined by MSDC.
- 1.4 The building itself occupies a deep plot and forms a line of detached properties along Rocky Drive. An outbuilding is located to the southeastern area of the plot, which allows garaging for one car. Dwellings surround the property with an area of grassland to the East.
- 1.5 As the building is not situated within a Conservation Area, this statement does not include a Heritage Statement.
- 1.6 The proposals placed before the Planning Department are well-detailed and demonstrate the following:
 - a) The proposed rear extension has been sympathetically designed, with selected materials to reflect the contemporary nature of the dwelling and its surroundings.
 - b) The enhancements across the whole of the site will improve the dwellinghouse and garden areas.
 - c) The proposed installation of the roof lantern, bifolding doors and windows will provide natural light into the property.
 - d) The proposed facing brickwork will be toothed into the existing house.
 - e) The proposed hard landscaping will enhance the rear garden use, whilst not effecting the surrounding properties.

2. Use

- 2.1 The existing property has C3 (residential) use. The proposals do not in any way affect the existing use of the building.

3. Amount

- 3.1 The proposals comprise the following works:
 - Rear extension comprising brickwork, windows, bifolding doors, with parapet walls and flat roof.
 - Roof lantern to rear extension.
 - Hard landscaping to garden, providing external kitchen and dining areas.

4. Layout

- 4.1 The proposed works will not enhance the existing layout, whilst not negatively affecting the floorplan of the existing house due to the proposals sensitive scale.

5. Planning Statement / Scale

Planning Policies

- 5.1 There are planning policies relevant to this application, these include:

Mid Sussex District Plan
DP26 – Character and Design
DP39 – Sustainable Design and Construction

Planning History

- 5.2 There are no recent planning applications for the property. Construction of the development began in 2011, with various additions over recent years.

Visual Impact and Impact on Heritage Assets

- 5.3 The visual impacts of the proposed works and alterations have a de minimis effect on any heritage assets.

Scale

- 5.4 The proposal will affect the scale of the existing building, Due to the sympathetic size of the rear extension and the design in relation to the current footprint, we deem the scale of the proposal not to be contentious.

The landscaping to the rear is uncontentious and will compliment the dwelling.

Design

- 5.5 By virtue of their sensitive design and detailing, the proposals demonstrate a well-considered and **high standard of design**. The proposals will benefit from a sympathetic use of materials and contemporary detailing.
- 5.6 The design aspects are covered in greater detail in Section 8 – Appearance, which concludes that the proposals demonstrate compliance with MSDC local planning policies DP26 and DP39.

6. Landscaping

- 6.1 The works do involve the provision of hard landscaping to the rear.

7. Heritage

- 7.1 **Scheduled Ancient Monument (SAM)** – The proposals do not affect a Scheduled Ancient Monument or its setting.

- 7.2 **Archaeologically Sensitive Area (ASA)** – The proposed development is not situated within an Archaeological Notification Area.
- 7.3 **Listed Building** – 13 Rocky Drive is not a listed building.
- 7.4 **Conservation Area** – 13 Rocky Drive is not situated within any Conservation Area.
- 7.5 **Registered Park or Garden of Special Historic Interest** – The site is not situated within any Registered Park or Garden of Special Historic Interest.
- 7.6 The proposed works to the rear elevation will enhance the appearance of the space, to the great benefit of the dwelling.

8. Appearance

- 8.1 By virtue of their sensitive design and detailing, the proposals demonstrate a well-considered and **high standard of design**. The sympathetic use of materials and contemporary detailing will ensure the appearance of the existing house and surrounding areas is unaffected.
- 8.2 The facing brickwork extension will be toothed into the existing brickwork to the East Elevation, with brickwork matching the existing.
- 8.3 The roof lantern has been delicately positioned, behind the extrusion of parapet walls to the extension to make this feature as unobtrusive as possible.
- 8.4 The raised patio terrace has been delicately located within the rear portion of the garden, sheltered from neighbouring properties and receiving maximum sunlight exposure.
- 8.5 The proposals do not in any way affect access into or within the building.

9. Sustainability

- 9.1 The proposals have been developed to ensure the extended dwelling achieves the highest level of sustainability that is feasible, with low energy use in its operation. It is envisaged the following will be incorporated:
- a) The thermal performance of the existing building fabric will be improved through the installation of new thermal insulation to the flat roof and new cavity wall elements.
 - b) The installation of new sealed-unit double-glazed windows, in conjunction with draught-proofing, will improve the energy efficiency of the building, and help to prevent air leakage.
 - c) The introduction of insulation and double glazing will reduce the demands placed upon the existing heating system, allowing it to work more effectively.

10. Conclusion

10.1 The proposals placed before the Planning Department are well-detailed and demonstrate the following:

- a) The proposed rear extension has been sympathetically designed, with selected materials to reflect the contemporary nature of the dwelling and its surroundings.
- b) The enhancements across the whole of the site will improve the dwellinghouse and garden areas.
- c) The proposed installation of the roof lantern, bifolding doors and windows will provide natural light into the property.
- d) The proposed facing brickwork will be toothed into the existing house.
- e) The proposed hard landscaping will enhance the rear garden use, whilst not effecting the surrounding properties.