

DESIGN & ACCESS STATEMENT

103 Station Rd, Burgess Hill
RH15 9ED

October 2024

Rev_B



Application Overview

Alterations to existing rear single storey extension. External alterations including new external materials, side storage wall and associated works. New windows and doors. Hip to gable roof extension with full width rear loft dormer and 2no. front roof lights.

Site Overview

The application site has two access points; from Station Road for the driveway and house, and from Meeds Road for the detached garage and rear garden. The site is within the context of two storey semi-detached dwellings to the East and West, three storey contemporary terraced dwellings to the North, and bungalows to the South. The application property is a semi-detached two storey dwelling, with an existing single storey rear extension.

Relevant Site Planning History

No planning history associated with the site.

Relevant Neighbouring Planning History

DM/21/1773 - APPROVED - 6 Meeds Road Burgess Hill West Sussex RH15 9EB
Two bedroom rear dormer extension and ground floor rear conservatory. Additional plan received (28th June 2021) showing eastern side elevation.

DM/19/1060 - APPROVED - 8 Meeds Road Burgess Hill West Sussex RH15 9EB
Raise up hip to gable plus rear dormer and front velux to form loft conversion.

DM/19/0685 - Not Proceeded With - 115 Station Road Burgess Hill West Sussex RH15 9ED
Seeking approval for changing an existing flat roof to a pitched roof.

DM/18/4632 - APPROVED - 13 Meeds Road Burgess Hill West Sussex RH15 9EB
Single storey rear extension, rear dormer first floor extension to roof with Juliet balcony, covered ramp/porch to front door.

DM/15/2069 - APPROVED - 117 Station Road Burgess Hill West Sussex RH15 9ED
Two storey side extension.

11/03105/FUL - APPROVED - 13 Meeds Road Burgess Hill West Sussex RH15 9EB
Loft conversion to form bedroom and bathroom and associated internal works

05/00724/FUL - APPROVED - 113 Station Road Burgess Hill West Sussex RH15 9ED
Single storey east side extension, to replace existing porch.

03/02254/FUL - APPROVED - 101 Station Road Burgess Hill West Sussex RH15 9ED
Proposed porch extension to front elevation.

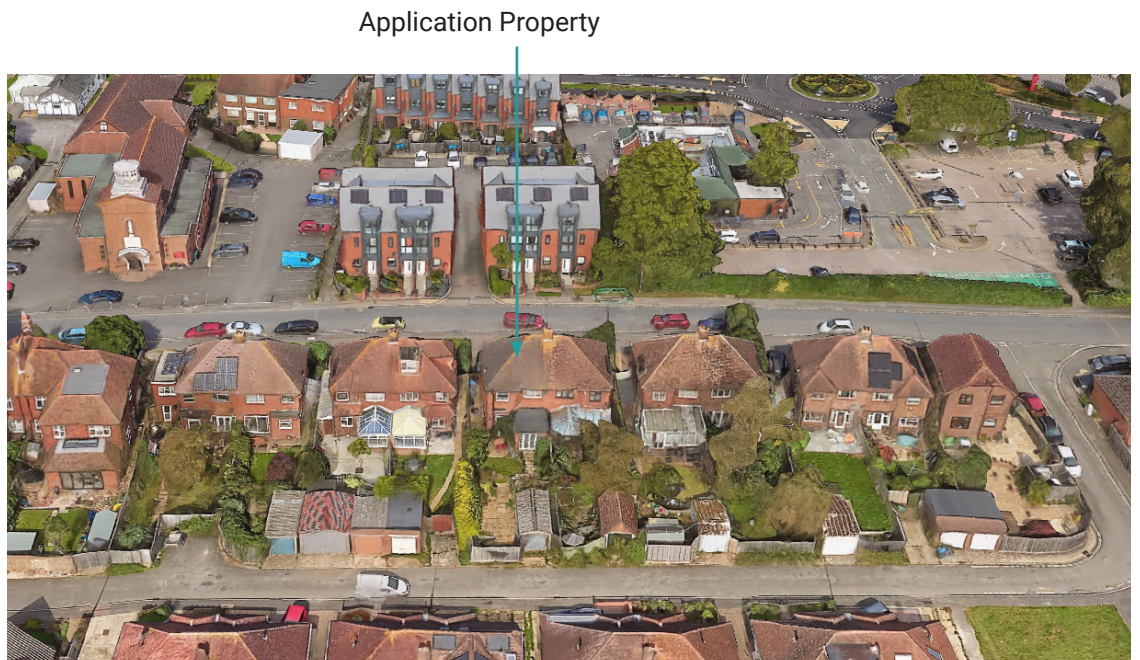
01/01643/FUL - APPROVED - Summerfield Associates 101 Station Road Burgess Hill West Sussex RH15 9ED
Single storey rear conservatory extension

Existing Contextual Views of Site

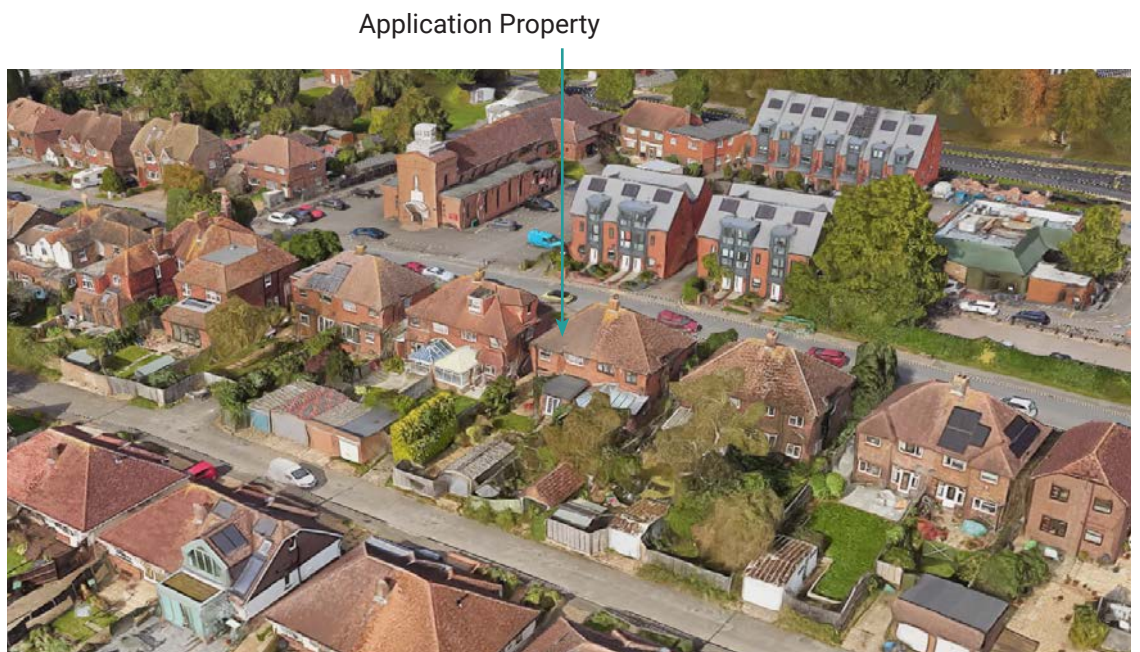
Birds eye view looking South, at the front of the application property and driveway.



Birds eye view looking North, at the rear of the application property.



Birds eye view looking North-West, at rear of application property.



Existing Views of Application Property - Front

Top:

View from no.103 driveway looking toward neighbouring no.105



Middle:

View looking to neighbouring no.101



Below:

View of no.103 front elevation

Existing Views of Application Property - Rear

Top:
View of the rear of no.103, with no.101 in background.



Middle:
View of rear elevation of no.103



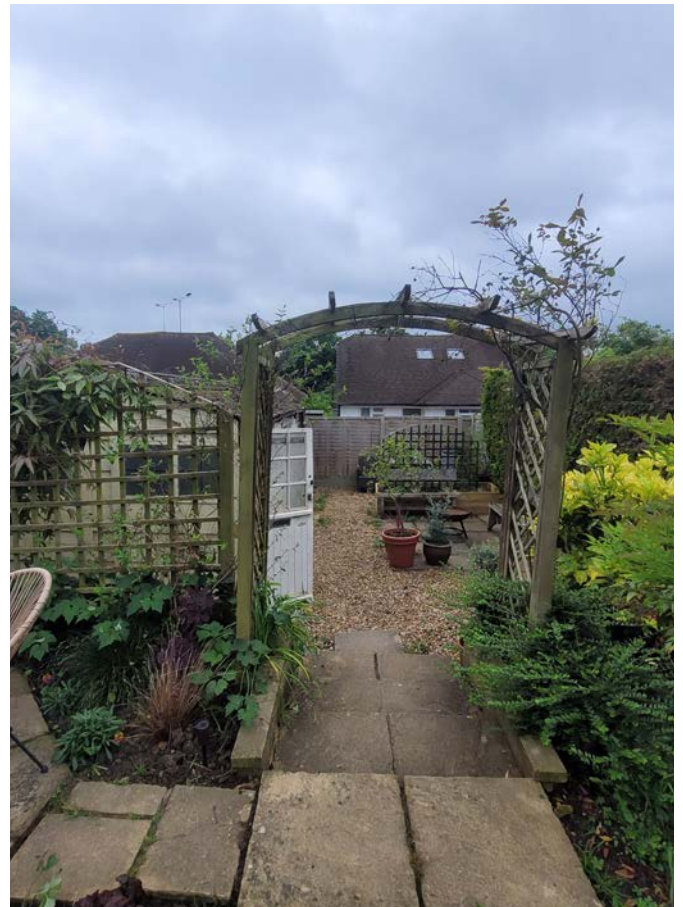
Below:
View of rear of neighbouring no.105

Existing Views of Application Property - Garage

Top:
View looking to detached garage at rear of no.103



Middle:
View of detached garage



Below:
View looking south to no.103 garage

Existing Building

The existing building is a detached two-storey home and measures 97.4m² with 3 bed 5 person capacity.

Neighbouring buildings

North, three storey contemporary terraced houses. East, semi-detached with neighbour.

South, bungalows, some with converted roof space. West, side access with semi detached property adjacent that has had rear extensions and alterations to roof.

Description of Proposal

The proposal is a semi detached house and measures 127m² with 4 bed 7 person capacity, giving a total increase of 29.6m².

The proposal aims to reorganise the existing layout, with minor adjustments to the ground floor rear extension to create quality driven contemporary family spaces. The extension is to have a new roof, pitched towards the house gaining internal height and volume with minimal external impact. The design has been established to provide an open plan family space on the ground floor with better connections to the garden.

A hip to gable extension is proposed to the roof, with a full width dormer to the rear. The hip to gable extension is to create a seamless quality driven front elevation, as opposed to a side dormer that is read as a tacked on addition creating a compromised space and elevation. The roof alterations are to create a new stair well, bedroom and en suite.

The roof is to be re-tiled, with 2no. roof lights to the front elevation. New black windows and doors are also proposed throughout. One side window is to be blocked up at first floor and another side window enlarged, with lintel raised to serve new stair. The main new external materials are kept towards the rear of the property, which has two-tone timber cladding across both rear extensions, to create a cohesive design across the property.

Principle of Development

The principle is to alter the existing single storey rear extension, and provide roof alterations, all within the scope of permitted development but for the new external materials.

Regarding additions and alterations to the roof, the highest part of the existing roof is not exceeded. No part of the dwellinghouse, as proposed, extends beyond the plane of the existing roof slope of the front principal elevation. 2no. roof lights are proposed to the front.

The cubic content of the proposed roof space does not exceed the original roof space by more than 50 cubic metres, as a semi-detached property. Calculations below:

Hip to gable volume: (A) 4.2 x (B) 3.4 high x (C) 8.7 depth / 6 = 20.7m³

Rear dormer volume: (5.2 length x 3 height) x 3.7 depth / 2 = 28.9m³

Total new roof volume= 49.6m³

It does not consist of or include the construction or provision of a verandah, balcony or raised platform. A Juliet balcony is proposed to the loft dormer, though there is no external access or platform, meaning this is usually considered permitted development. The dormer exceeds the minimum distance of 0.2m from the eaves edge, and does not extend beyond the existing rear outer wall of the house.

The enlarged side window to the stair well is to be obscure glazed to match existing.

The ground floor angled alteration between house and rear extension is an additional 3.7m² GIA. It does not extend 6 metres beyond the rear wall of the house, it retains the distance of the outer wall of the existing extension from the house which is approximately 3.4m.

The new roof ridge to the single storey extension does not exceed 4 metres in height from the lower garden level, with eaves 2.5m from the adjacent patio.

Design and Visual Impact

The exterior is to have a new external treatment, that creates coherent contemporary elevations out of the existing condition. The front elevation is to predominantly remain as is, but for the hip to gable extension, new roof tiles and 2no. rooflights. The rear has two new forms, ground floor and to the roof, that are clad in a two-tone timber. This timber is taken around the side elevation up to the brick pier on the ground floor, and across the external side storage also.

Existing openings remain as is across the first floor, but for blocking up one side window and enlarging another side window with the lintel raised to serve new stair. Alterations to the ground floor openings consist of blocking up the side door into a window, and replacing the existing side window to the extension, with doors onto the patio from the new angled alteration that reorientates the opening better towards the garden. Roof lights are used to maximise natural light and ventilation to the rear extension and loft conversion.

The new side storage is subservient in nature, sitting behind the existing full height side gate. Waste and recycling to remain as existing.

Size & Scale

The proposal creates a minor infill extension between the house and existing rear extension, to unlock the internal space and better connect to the external space. The overall volume of the altered rear extension falls within permitted development in terms of scale and height. The additional cubic content of the roof space is 49.6m³ which meets the requirement for it to fall within permitted development from a point of massing.

Impact on Neighbouring Residential Amenity

The proposal has been designed to utilise the best of the existing condition, taking into account the potential users of the site, whilst mitigating any impact on neighbouring properties with regards to privacy. The rear extension roof scape vaults towards the house, to minimise the volume in respect of neighbouring properties. The dormer extends the existing condition of overlooking from the first floor windows, and compares with the roof alterations present at no.105. The ground floor alterations reorientate the internal spaces to benefit from a better outlook onto the application properties rear garden.

Impact on Transport

The scheme proposes no additional off-street parking spaces. Cycle storage can be accommodated within the new external side storage wall.

Flood Risk:

Correct at the time of writing, area around the application site has a:

Surface water: Very low risk of flooding

Rivers and the sea: Very low risk of flooding

Groundwater: Flooding from groundwater is unlikely in this area.

Reservoirs: Flooding from reservoirs is unlikely in this area.

Proposed Views



Proposed Views

