

60A Gower Road, Haywards Heath RH16 4PN

Supplementary Information to Planning Application

The following information is supplied to support the planning application for 60A Gower Road which is a very small, detached bungalow set on its good sized plot behind the main street of Gower Road. The bungalow is thought to have been built in the 1950's and is not a Victorian property like most other Gower Road properties.

The bungalow is sited between 60 and 62 Gower Road and is approximately 60 meters from the roadside. Apart from the drive, the bungalow is generally surrounded by high mixed evergreen hedging (height 2.8m+) and is not easily viewed from the road or any other property nearby. The surrounding hedging owned by 60A has been maintained at these heights for over 25 years.

Pre-planning advice was sought on the original planning application and adjustments and revisions have been made where practicable as a result of this advice. The planning application now submitted is for a two-storey extension to the west (rear) of the bungalow to make an "L" shaped footprint. The front single storey extension is to be demolished in time and the front of the bungalow refurbished.

It is noted that 60A Gower Road is similar to nearby properties Lyndon and Sans Numero because it is set back from the road, however both these neighbouring properties have been increased in size and footprint with little or no impact on their neighbours.

Pre application advice stated

"a two-storey extension should not exceed the existing ridge height and allow the original dwelling to remain as the main element or should be read in direct connection with it. Whilst a pitched roof design would not be wholly unacceptable, this should run in connection with the existing pitch rather than creating an 'L' shape."

If an extension was built in line with the current existing pitch, this would mean that there would be a loss of garden to the west of the plot. An L-shaped extension is beneficial to the site and fits the plot better because it maximizes unused side-return space, without sacrificing as much garden space. An "L" shaped design also provides excellent design flexibility for open-plan living, better light, and a seamless connection to the garden.

The flat roof extension to the front of the property is the current kitchen. This was added to the main bungalow in the 1980's and is a single skin extension with little or no insulation. It is no longer fit for purpose and will be removed at a later date giving the opportunity to enhance the view from the distant road side.

The proposed two storey extension does not now exceed the current roof height, but it does allow for headroom space to meet building regulations.

Comments have been raised regarding overlooking of neighbouring properties in Selby Court. As stated earlier the boundary hedge will be maintained at a height to ensure that ongoing privacy between Selby Court properties and 60a Gower Road is maintained as it has been for over 25 years. It should also be noted that Selby Court is on a lower ground level than 60A Gower Road by about 3-4foot.

It is very important to acknowledge that the proposed new extension cannot be viewed from the road side or roadside neighbouring properties because of its unusual isolated position.

The planning application now has no windows on the west side first floor to avoid any potential overlooking of the neighbouring garden.

I believe the above information supports the planning application and am happy to arrange times for visits so that the planning committee can view the plot for themselves.