

Planning Statement

For

5 Dexter Drive, East Grinstead, RH19 4SU

For

Proposed rear ground floor extension and rearrangement of internal layouts.

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BACKGROUND:

No.5 Dexter Drive is a two-storey family dwelling in the northern part of East Grinstead. The street features new two storey family homes built in a variety of architectural styles.

The subject dwelling is in red-brown face brick and rendered walls, under charcoal concrete roof tiles with PVC windows and rainwater goods. It is north facing with parking for at least 3 vehicles. The conservatory at the rear garden is not part of the original dwelling.

Towards the east is no.3 and towards the west no.7. The south facing rear garden is 13m wide and more than 15m deep measured from the original rear façade. The rear garden is well established with shrubs and hedges on all sides with a mature tree near the southeast corner. The south boundary is shared with Westhouse which has a dwelling approximately 30m away towards the southwest.

VIEW FROM 1ST FLOOR TOWARDS THE SOUTH WITH THE WESTHOUSE DWELLING
VISIBLE ON THE RIGHT



PROPOSAL:

The proposal is to demolish the existing conservatory and to erect a flat roofed C4m deep x 7m wide rear ground floor extension.

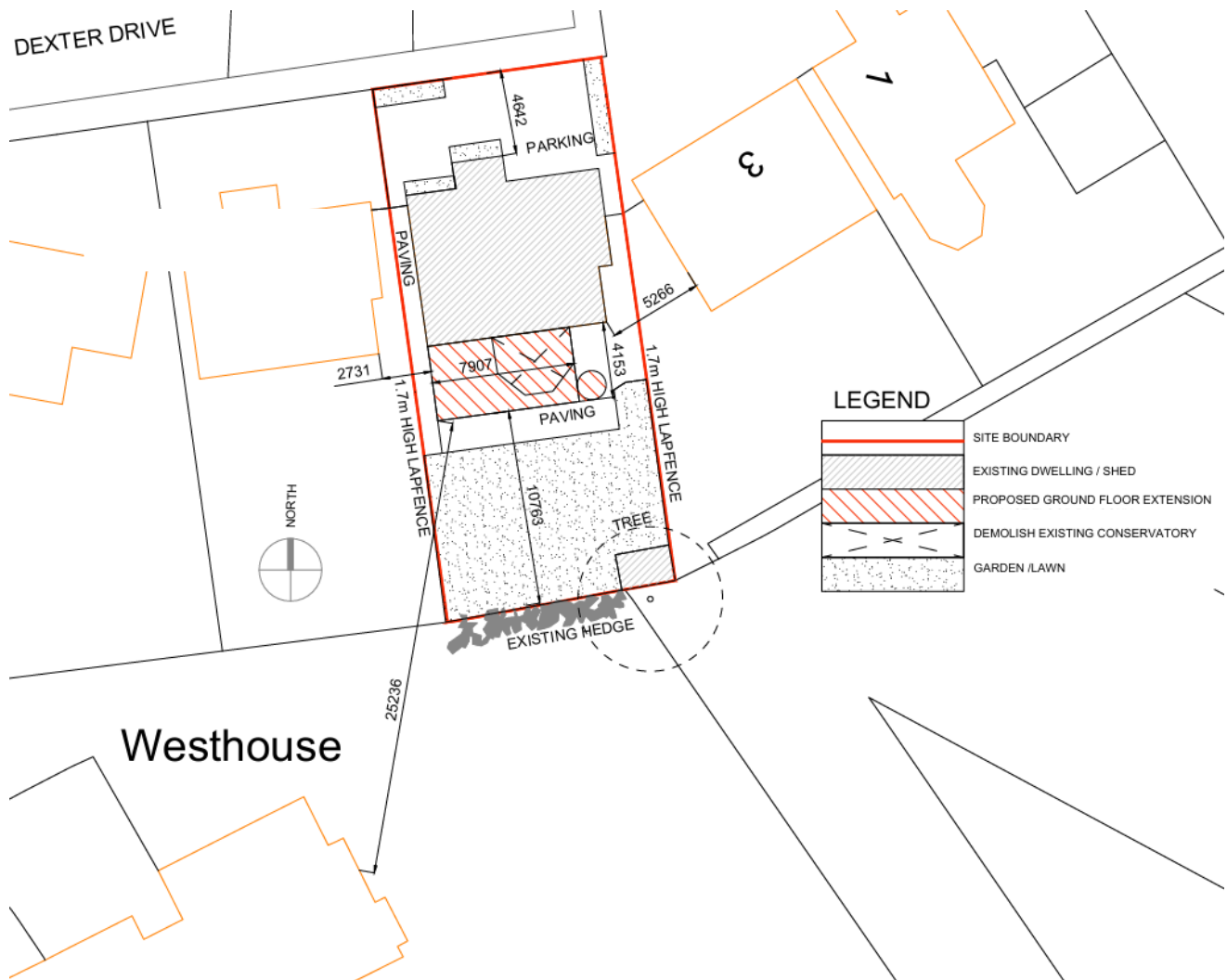
Finishes for the extension are proposed as matching the existing as far as practically possible. The existing finishes include PVC rainwater goods, PVC windows and doors, face brick walls.

For practical purposes, the rear bi-folding door frames are proposed as aluminium epoxy powder coated.

The width and height of the proposed rear extension is considered to be of an acceptable scale and massing in relation to the original dwelling and would appear subservient in relation to the host dwelling.

The proposal is for the ground floor only and as such it is unlikely that any of the neighbours would be affected in terms of overlooking, outlook, sunlight or daylight. The nearest windows of the neighbour at no.7 are for a utility room and a kitchen. No.3 faces away from the application site and is unlikely to be affected by the proposal in any way. Approximately 25m away in a southerly direction, is West House, also unlikely to be affected by the proposal due to the distance.

PROPOSED SITE PLAN



DESIGN CONSIDERATIONS:

- 1) The proposal has no impact on the character of the street or parking as it is at the rear of the existing dwelling.
- 2) Finishes are to match the existing as far as it would be practically possible.
- 3) The nearest neighbours on either side of the dwelling are not affected by loss of sunlight / daylight and outlook. 45° Sight lines are shown on the drawings on plans and elevations.
- 4) The neighbour at Westhouse is more than 25m away from the newly proposed rear ground floor façade and most unlikely to be affected negatively in terms of privacy, sunlight /daylight or outlook. The existing 4m high well-established hedge is a dense screen along the south

boundary and is in within the Westhouse side of the boundary and therefore in that neighbour's control.

- 5) The rear extension is a low profile, in a rear garden and respecting the scale and massing of adjoining buildings.

HERITAGE: The site is not in a conservation area, and the building is not a listed building.

BIODIVERSITY NETT GAIN: The project is a domestic project and therefore exempt.

TREE PROTECTION ORDER There are no tree protection orders for the site.

PARKING: Parking is not affected by this proposal.

FLOOD RISK: Flood risk was checked for rivers, sea, and surface water.

Results indicated a Very Low Risk for the above. (This area has a chance of flooding of less than 0.1% each year) Flooding is possible in the local area when groundwater levels are high.