

Design & Access Statement

Site Address:

84 Franklynn Road, Haywards Heath, West Sussex, RH16 4DH

1. Introduction

This statement supports a planning application for a single-storey rear extension following demolition of an existing garage.

2. Site and Surroundings

The site is a semi-detached 1930s brick dwelling within a residential street characterised by similar properties and some mixed development. The site is not within a conservation area.

3. Proposed Development

The proposal comprises a 60m² rear extension forming an open-plan kitchen, living and dining space, with rooflights, bifold doors, and internal reconfiguration.

4. Design

The extension is subservient, with a pitched roof (~25°), matching materials, and a vaulted ceiling to enhance internal space.

5. Scale & Massing

Single-storey, visually subordinate, consistent with neighbouring extensions.

6. Materials

White render, matching roof tiles, white uPVC windows, black aluminium bifolds.

7. Impact on Amenity

No overlooking, loss of privacy, or significant overshadowing. Velux rooflights used to protect neighbouring amenity.

8. Access

No changes to parking or access. Existing driveway retained.

9. Sustainability

Improved insulation, new double glazing, underfloor heating, new combi boiler.

10. Conclusion

A well-designed, policy-compliant development improving a dated dwelling.